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Background Report

January 1986

DCPO
COMMONWEALTH OF MASSACHUSETTS
DIVISION OF CAPITAL PLANNING AND OPERATIONS
ONE ASHBURTON PLACE, 15th FLOOR
BOSTON, MASSACHUSETTS 02108

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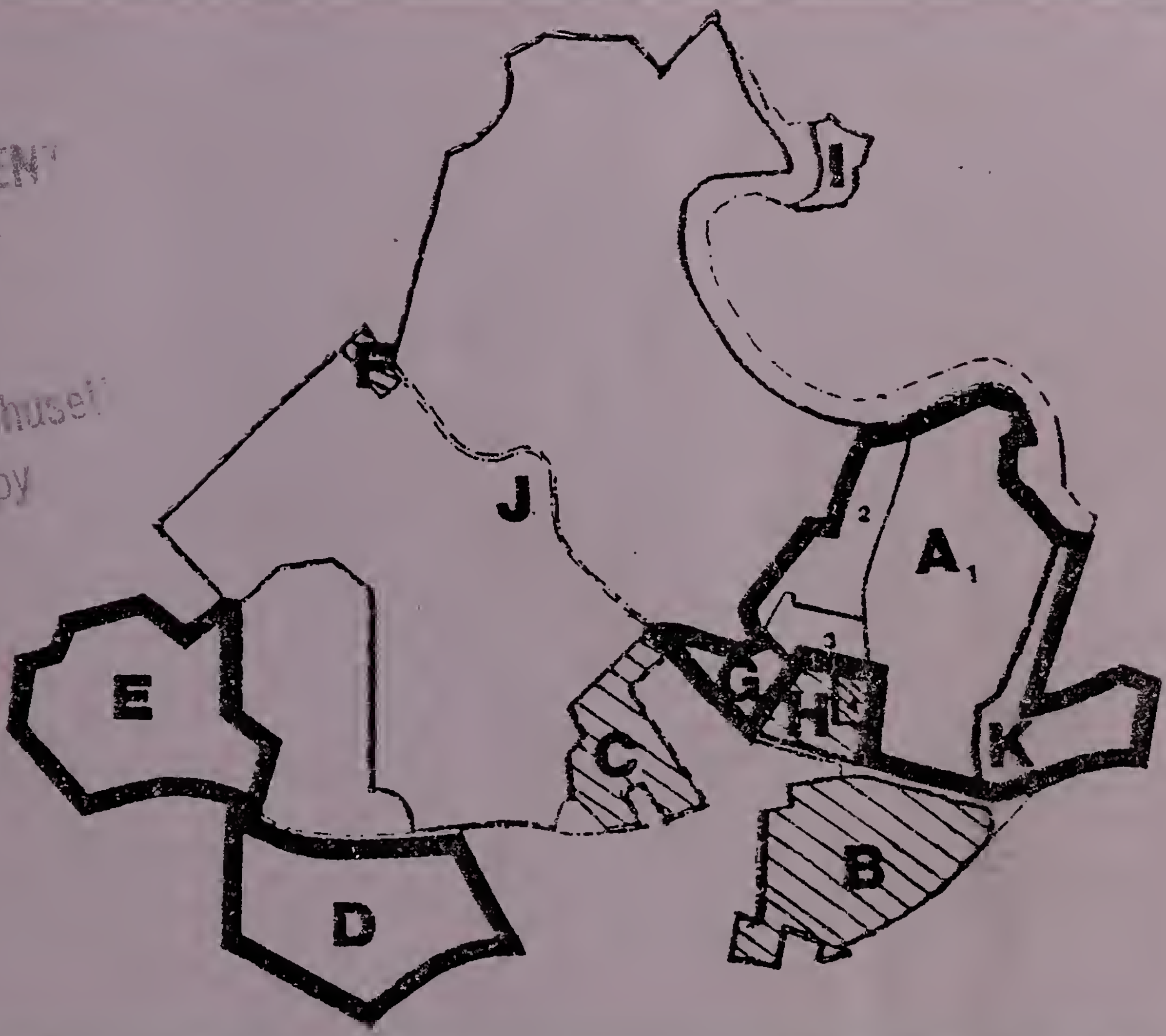

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Northampton State Hospital Re-Use Project

Background Report

Prepared by
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Commonwealth of Massachusetts

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Northampton State Hospital Background Report

Table of Contents

Page

I. INTRODUCTION 1
- A. Objectives 1
- B. Organization of Report 3

II. REGULATORY CONTROL AND STATUS OF THE DISPOSITION 4
- A. State Regulations Governing Redevelopment 4
- B. Current Status of the Property 6
- C. Previous Planning 7
- D. Brewster Consent Decree 8
- E. Current Agreements and Uses 9

III. CITY AND REGIONAL CONTEXT 10
- A. Regional Location and Access 10
- B. Site Location and Boundaries 12
- C. Site Description 12

IV. PHYSICAL PROFILE 16
- A. Description of Disposition Parcels 16
- B. Potential Floor Area - Main Complex 24
- C. Current Zoning 24
- D. Description of Non-Surplus Property 25

V. INFRASTRUCTURE 26
- A. Traffic and Transportation 26
- B. Utilities 28
- C. Energy System 30

VI. MARKET CONTEXT 36
- A. Office Market 36
- B. Industrial Market 42
- C. Housing Market 48

VII. PREVIOUS STUDIES 56
- A. Lozano, White and Associates 56
- B. University of Massachusetts Center for Economic Development 57

VIII. SUMMARY OF OPPORTUNITIES AND CONSTRAINTS 59

APPENDIX A: BUILDING PROFILE 61

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Figures and Tables

Figures Page

Figure 1. Site Location 2

Figure 2. Regional Location 11

Figure 3. Adjacent Uses 13

Figure 4. Building Groups 15

Figure 5. Parcelization 17

Figure 6. Surplus Building Key 18

Figure 7. Limitations to Development Parcels A, G, K 20

Figure 8. Limitations to Development Parcels E, D 22

Figure 9. Traffic and Access 27

Figure 10. Sanitary Sewer 29

Figure 11. Water Supply 31

Figure 12. Natural Gas 32

Figure 13. Electric Service 33

Figure 14. Energy System 35

Figure 15. Western Massachusetts Employment Forecast 38

Figure 16. Industrially-Zoned Land in Northampton 47

Tables

Table 1. Employment by Sector, 1970-1980 Northampton, Hampshire County, Hampden County 39

Table 2. Hampshire County Employment Forecast 40

Table 3. Franklin-Hampshire Service Delivery Area Employment by Industry 1982-1984 43

Page

Table 4. Projected Demand for Industrial Space - Hampshire County 1982-1996 45

Table 5. Rental Housing in Northampton, 1983-1985 51

Appendix

Figure A-1. Surplus Building Key 62

Figure A-2. Surplus Building Conditions 65

Table A-3. Surplus Building Inventory 66

I. Introduction

This background report describes the context in which redevelopment of a portion of the Northampton State Hospital is being considered. The Hospital site is an unusual potential resource. At over 500 acres in its entirety, the site will continue to house the Northampton State Hospital facility and will accommodate a signficant amount of agriculture and conservation uses. Of the remaining land, 133 acres were recently declared surplus to State need and 41 acres, while retained by the Commonwealth, will be reviewed for future uses. These "disposition parcels" are one of the largest remaining tracts of land with the potential for a variety of re-uses in the City of Northampton (see Figure 1).

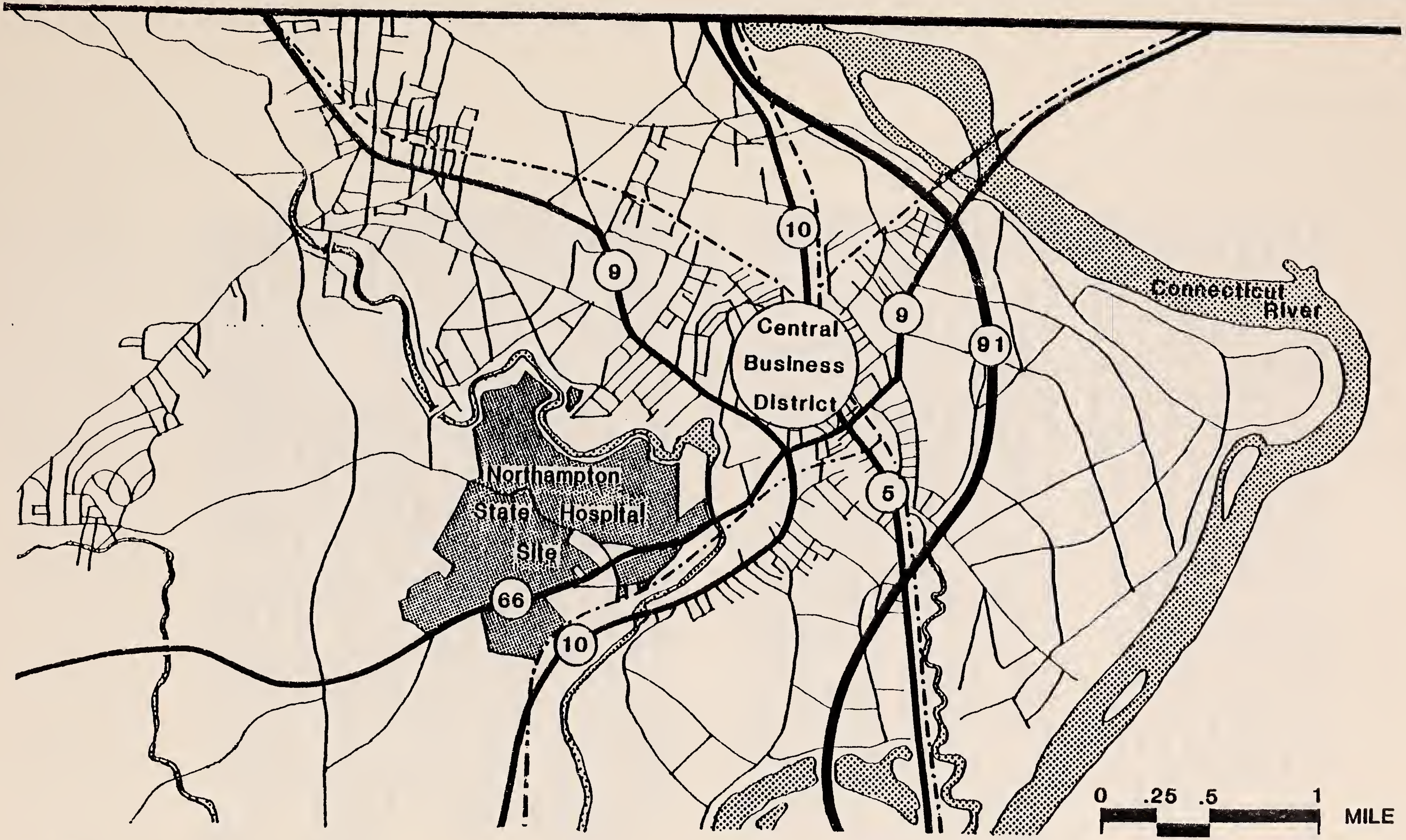
It is for these 174 acres of land and over one half million square feet of buildings that re-use planning will now be undertaken. The Massachusetts Division of Capital Planning and Operations (DCPO), as the state agency responsible for the overall management and disposition of State lands, will oversee the process of determining appropriate new uses for this property.

A. Objectives

As the property is owned by the Commonwealth, any potential development must meet a mixture of public and private objectives. State and then local public agency needs for space must first be addressed. After these needs are met, future uses for the remaining property are reviewed in light of a number of public re-use objectives. Several of these objectives have been identified in previous analyses of the site. The property can provide a variety of conservation and agricultural, business, employment, and housing opportunities to support a balanced economy in Northampton and to guarantee access to employment and housing for city residents. Further, in accordance with state policies for the re-use of mental health hospital lands, if the re-use plan includes such uses, then opportunities for access should be provided for DMH clients.

Three corollary objectives are also critical to successful re-use of the site. First, any private portions of the redevelopment effort must be financially sound. Although it seems likely that public incentives will be necessary, it is of little benefit to either public or

Figure 1 Site Location **NSH**



private partners to enter into a project which requires excessive long-term subsidy to provide the desired benefits. Second, the overall re-use plan must be compatible with continued State uses on portions of the site as well as with the neighborhoods adjacent to the site. Third, as a development of major impact to the city and the region, future uses should have beneficial local and regional effects. Other objectives may emerge through the work of the Citizens Advisory Committee (described in Section II).

The technical studies summarized in this report indicate that the surplus property could accommodate a significant range of development options and uses. These include the rehabilitation of all existing buildings on the Main Complex parcel (some 570,000 square feet) to over 800,000 square feet of new and rehabilitated space - not including additional new development on vacant lands -for commercial, industrial, and residential purposes. To help define and narrow this range of options to those which are both feasible and desirable, this report examines, in a preliminary way, some of the technical aspects of physical, regulatory, market, as well as public concerns, which form the first step to re-use.

B. Organization of the Report

This report is organized into a number of sections covering many of the technical aspects of potential re-use. Section II outlines the state regulations governing redevelopment, along with the status of the disposition and current agreements for interim use of the surplus property. Section III describes the site's city and regional context, to establish its location and relationship to the region. Section IV presents the physical analysis of the surplus property, including land and building resources (a detailed description of buildings appears in Appendix A). The existing infrastructure serving the site, including roadway networks, utilities, and the energy system are described in Section V. Section VI gives a brief overview of the market for three potential re-uses: office, industrial, and housing development. Section VII reviews two previous feasibility studies of the site. Finally, Section VIII summarizes some of the opportunities and constraints presented by the characteristics and context of the parcels.

II. Regulatory Control and Status of the Disposition

The Northampton State Hospital is owned by the Commonwealth and a portion is still controlled by the Department of Mental Health (DMH). The consolidation of the hospital facility is governed by the provisions of the Brewster consent decree. The State Division of Capital Planning and Operations (DCPO) is charged with the disposition through sale or lease of the surplus property, and must adhere to the procedural requirements of Chapter 7 of the Massachusetts General Laws. Once one or more re-use projects are defined, the planning for the surplus property will require the involvement of the Executive Office of Environmental Affairs through the Massachusetts Environmental Policy Act (MEPA) review process. If the surplus property is transferred through sale or lease to a private entity, the City of Northampton zoning and other local regulations will apply.

A. State Regulations Governing Redevelopment

Chapter 7 of the Massachusetts General Laws, as amended by Chapter 579 of the Acts of 1980 and Chapter 484 of the Acts of 1984, directs the Division of Capital Planning and Operations (DCPO) to manage the Commonwealth's real property. One of DCPO's key property management responsibilities is the surplus real property disposition process. This process can result in:

* transfer of the care, control and use of property between state agencies;

* lease or conveyance to local or county or other public entities;

* sale or lease to non-governmental users, following a competitive proposal selection process.

The surplus State property disposition process includes the following steps:

1) When property is no longer needed by a state agency, the agency informs its Secretariat (or DCPO if it is an Executive Agency) that the property is surplus to its needs. The Secretariat may then either recommend the transfer of the property to another agency under its purview, or may declare it surplus to its current and foreseeable needs.

2) DCPO then certifies the Secretariat's declaration of surplus and notifies all other state agencies that the property is available for re-use. DCPO receives state agency proposals for use of the property and either approves the transfer if a substantive and feasible proposal is received, or declares the property surplus to state need if no agency has a need or if the stated needs are not feasible and consistent with the agency's capital budget and plan. If a transfer is approved for property over one acre in size, notification to local governments and officials and a public hearing are required. Legislative authorization is also required for significant changes in use.

3) DCPO then considers proposals for the direct public use of surplus property by the city or town and county in which the property is located, and either selects a proposal or determines that the property is surplus to public need if no proposals are received or the public use proposals are not substantive or lack adequate resources to accomplish their purpose. If a proposal is selected, DCPO holds a public hearing to solicit public comment on re-use provisions. Notification to local entities and authorizing legislation are also required for disposition of the property. In the case of large properties with multiple potential re-uses, such as Northampton State Hospital, local agency proposals may be reviewed in the context of an overall redevelopment plan for the site, in consultation with a local advisory group convened by DCPO.

4) DCPO initiates the process of disposition to a non-governmental entity, or a public entity for other than direct public uses, by convening one or more public hearings or meetings of a local advisory group to assist DCPO in setting development guidelines for the property. Local officials, legislators and citizens participate in these advisory groups, and the guidelines are incorporated into authorizing legislation and a Request for Proposals (RFP).

5) Once the development guidelines are established that identify appropriate re-uses and other goals for the site, legislative authorization for disposition of the property is sought. For large dispositions, such as the Northampton State Hospital site, the legislation may also seek the appropriation of funds to conduct master planning for the property. When legislation is enacted, DCPO initiates master planning in consultation with the advisory group. This next phase addresses in detail the feasibility of specific uses and physical site development. An appraisal of the property is also conducted.

6) During the master planning stage, DCPO files an Environmental Notification Form (ENF) with the Executive Office of Environmental Affairs (EOEA) for the redevelopment of the Northampton State Hospital property. EOEA then reviews the ENF and determines the scope of the required Environmental Impact Report (EIR) to be undertaken by the entity or entities to be selected.

7) A Request for Proposals (RFP) is prepared pursuant to the guidelines and master plan. DCPO invites proposals for the property through advertisements in the Central Register, a weekly publication of the Secretary of State's office, and local newspapers for 4 consecutive weeks. The public hearing notice is also published in the Central Register and local newspapers.

8) RFP's are distributed and proposals are received and reviewed by DCPO and the advisory group. DCPO conducts a public hearing to present proposals and solicit public comment. DCPO, in consultation with the advisory group, selects one or more proposals and circulates notice of the disposition to local governments and the Legislature before the disposition is completed. A Land Disposition Agreement or lease is negotiated with one or more entities.

9) Once the land disposition agreement and deed or lease is executed, DCPO transfers property to one or more non-governmental users.

B. Current Status of the Property

After a comprehensive review of the hospital's facility needs was undertaken by the Department of Mental Health (DMH) and DMH's administrative authority, the Executive Office of Human Services (EOHS) it was determined that some 50 acres of land and over 300,000 square feet of buildings would be retained at this time for the Northampton State Hospital facility. In August 1984, DMH declared surplus the remaining property - nearly 460 acres of land and buildings. The surplus property was then reviewed by other EOHS agencies for their needs. In May 1985, EOHS declared surplus nearly 280 acres of agricultural and open space land. In late June 1985, after further review and arrangements for the continued maintenance of the surplus property were made, EOHS declared surplus the remaining land previously declared surplus by DMH.

In May 1985, DCPO initiated the Chapter 7 disposition process for the 280 acres of land. From July to December 1985, DCPO began the process for the 177 acres of land and compiled technical information on the site and on re-use planning issues, summarized in this report.

After notifying other state agencies regarding the availability of the property, DCPO identified the Department of Food and Agriculture (DFA) as the new user for the 280 acre parcel and a 4 acre parcel north of the Mill River (see Section IV for parcel descriptions). Currently in agricultural and open space use, these parcels will be transferred to DFA for the continuance and improvement of such uses. DFA will lease the combined property to the Smith Vocational - Agricultural High School, part of the Northampton school system, pursuant to legislation authorizing the transfer and long term lease, Chapter 568 of the Acts of 1983. The school will manage the land according to an overall management plan approved by DFA and DCPO and will sublease a portion to the University of Massachusetts, the Northampton Conservation Commission, and the Hampshire County jail farm program.

In January 1986, approximately 133 acres of land and 570,000 square feet of buildings were declared surplus to state need. The remaining 41 acres of land, presently in agriclutural use, have been retained by DCPO at this time. Along with the surplus property, future uses for this land will be examined during the CAC planning process. These parcels of land are together known as the "disposition parcels". As it is a state policy to preserve agricultural land, the parcels are valuable state resources as they contain prime or important agricultural soils. Because of their location and physical characteristics, the City of Northampton has expressed interest in considering non-agricultural uses as well. In late January 1986, the City of Northampton and Hampshire County were notified regarding the availability of the disposition parcels for direct public uses.

In December 1985, DCPO established a Northampton State Hospital Citizens Advisory Committee (CAC), in anticipation that a major portion of the property would be declared surplus to public need. The CAC will assist DCPO in carrying out the next steps for the eventual re-use of the surplus property.

C. Previous Planning

Planning for the re-use of a portion of the hospital site has been undertaken by the City of Northampton in past years. Two feasibility studies were prepared for the City in conjunction with a citizens task force appointed by the Mayor. The Northampton State Hospital Re-Use Plan prepared by Lozano, White and Associates between 1981 and March 1982 analyzed the physical and economic aspects of the site and the potential for various re-uses. The Northampton State Hospital Redevelopment Strategy prepared by the Center for Economic Development,

University of Massachusetts at Amherst in March 1984, was based on the physical analyses of the first study and recommended a strategy for economic development, that is, commercial and industrial uses only, of the Main Complex. These studies are summarized in Section VII. In 1983, DCPO staff prepared a physical profile of the site for the purpose of planning for hospital consolidation.

These studies serve as the basis for DCPO's re-use planning process. Much of the information in this report is taken from these sources, with updated information included where available. However, since these studies were prepared numerous factors have changed (for example, market conditions, state and local needs for space, DMH facility plans) which require an update examination of the re-use potential of the hospital site.

D. Brewster Consent Decree

Consolidation of the hospital facility is governed by the provisions of the Brewster consent decree. Signed in 1978, the Brewster consent decree established principles for community placement of hospital patients. Goals for community placements, reduction in patient census, consolidation of the hospital facilities and staff, along with implementation measures and target dates were set forth in a series of work plans and progress reports submitted to the Court.

The consolidation plan called for DMH to phase out operation of the Memorial Complex at some future date when patient census was sufficiently reduced and to consolidate operations in the Haskell Building. Options are currently being reviewed for alternative inpatient capacity in the District I area.

The original goal of the consent decree to reduce the census to 50 patients by June 30, 1981 was not reached. In early January 1986, the average daily census was over 190. Presently, the Department of Mental Health is preparing an analysis of the principles and assumptions behind the original census goals, the effect of community-based placements on reducing patient population, and ultimate facility needs. Once the study is complete, any modifications to the work plans resulting from the findings must be brought before and approved by the Court.

E. Current Agreements and Uses

Certain buildings at the Main Complex and two houses on West Street will continue to be used by DMH or its vendors for an interim period. This arrangement is governed by an interagency agreement among DCPO, DMH, and EOHS, that permits continued use of these buildings until suitable replacement space is found. DMH is presently attempting to vacate the premises before July 1, 1986. The occupied buildings and their uses include the Tri-County Youth Program at the former Superintendent's Home, the maintenance and grounds shops and garage behind the Main Complex, the McClean intern program offices at 143-145 West Street, and a state-operated residential program at 137 West Street.

With respect to other current uses of the surplus property, a city and county-sponsored community garden operates on some 3 acres of a five acre parcel of land east of the Haskell Building (Parcel G). No formal use agreement exists between DMH and the public sponsors. Smith College leases almost seven acres of land adjacent to its athletic fields (Parcel K) under an annual lease with DMH. This agreement may be terminated by either party upon 30 days written notice. The University of Massachusetts cuts hay for its veterinary and animal sciences program on the parcelsouth of the county jail (Parcel D).

III. City and Regional Context

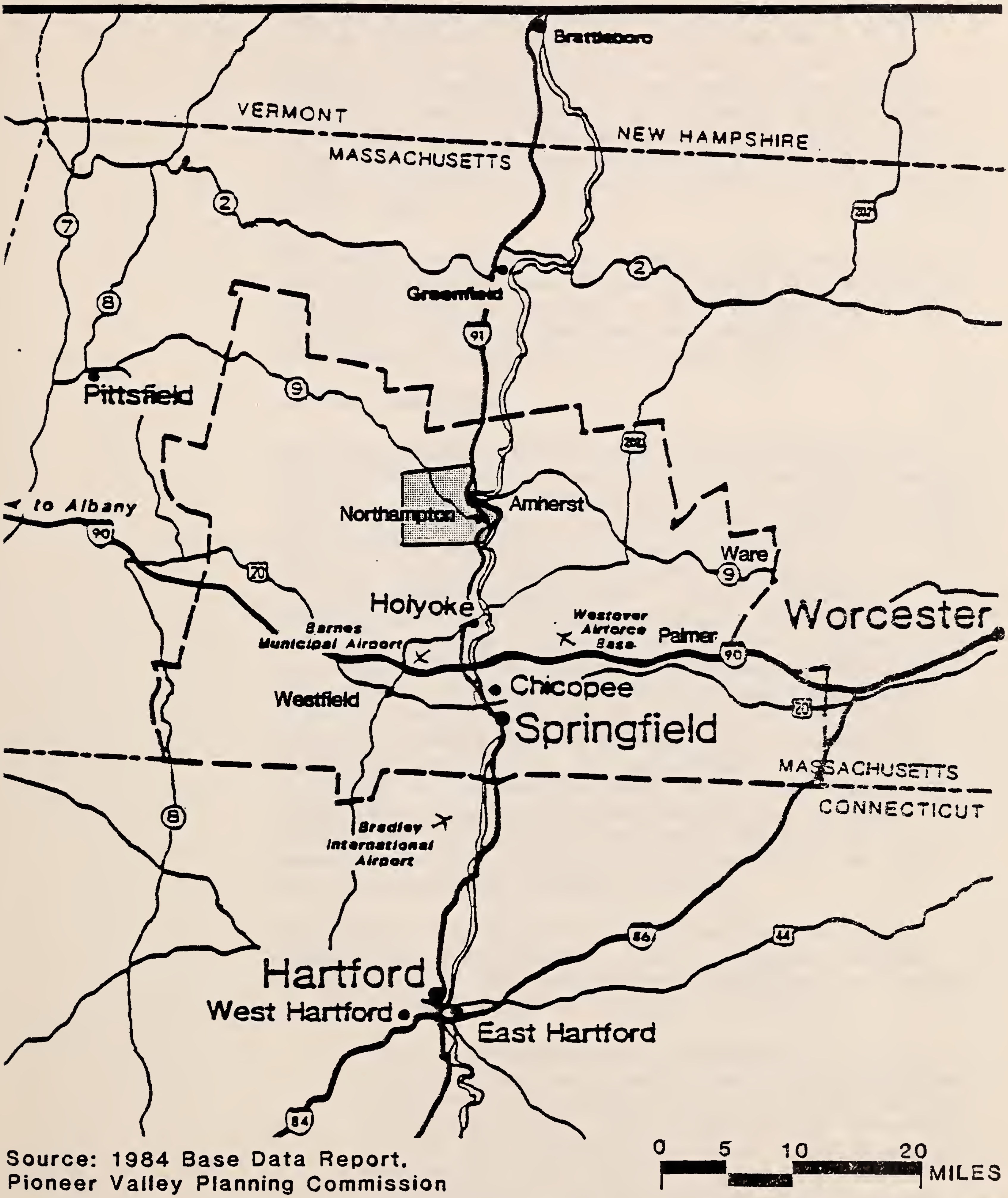
This section places the hospital site in its city and regional context. Further, the entire property -including surplus and non-surplus land - is described to place the property in its local context.

A. Regional Location and Access

Northampton State Hospital is located in the city of Northampton, centrally located in the Pioneer Valley region of Massachusetts (see Figure 2). The region has an urban core consisting of Springfield, Holyoke, Chicopee and surrounding suburbs. The Northampton/Amherst area is among the Pioneer Valley's sub-regional centers (centers without a major urban environment, but with their own commercial and industrial areas) which also include the Ware/Palmer area and Westfield.

Both the City of Northampton and the Pioneer Valley region have traditionally been transportation crossroads since the era of the Boston Post Road and the early railroads. Today, the region has prospered and continues to serve that function, with the junction of the Massachusetts Turnpike and Interstate Route 91 located in West Springfield. The Massachusetts Turnpike, Route I-90, is the State's major east-west corridor, while Route I-91 is the region's primary north-south connector. The City of Northampton is located 54 miles west of Worcester and 99 miles west of Boston. It is 80 miles east of Albany, New York and 40 miles south of Brattleboro, Vermont. In addition, Northampton is just 19 miles north of Springfield and 45 miles north of Hartford, Connecticut. Nearby airports include Barnes Municpal Airport, 15 miles south of Northampton in Westfield, Westover Airport in Chicopee, and Bradley International Airport, 35 miles to the south in Windsor Locks, Connecticut.

Figure 2 Regional Location **NSH**



Source: 1984 Base Data Report, Pioneer Valley Planning Commission

B. Site Location and Boundaries

The Northampton State Hospital site is located adjacent to the Mill River, less than a mile southwest of the central business district in Northampton (see Figure 1, Section I). Route 66, the major access route, bisects the built area of the site and intersects Route 5 about three quarters of a mile northeast in the center of the City; Interstate 91 lies approximately one mile to the south. Route 10, an industrial corridor, skirts the site to the south.

The entire Northampton State Hospital site consists of approximately 500 acres of land bordered on the north by the Mill River, on the east by Smith College and on the south and west by wooded areas and residential development (see Figure 3 for surrounding use).

C. Site Description

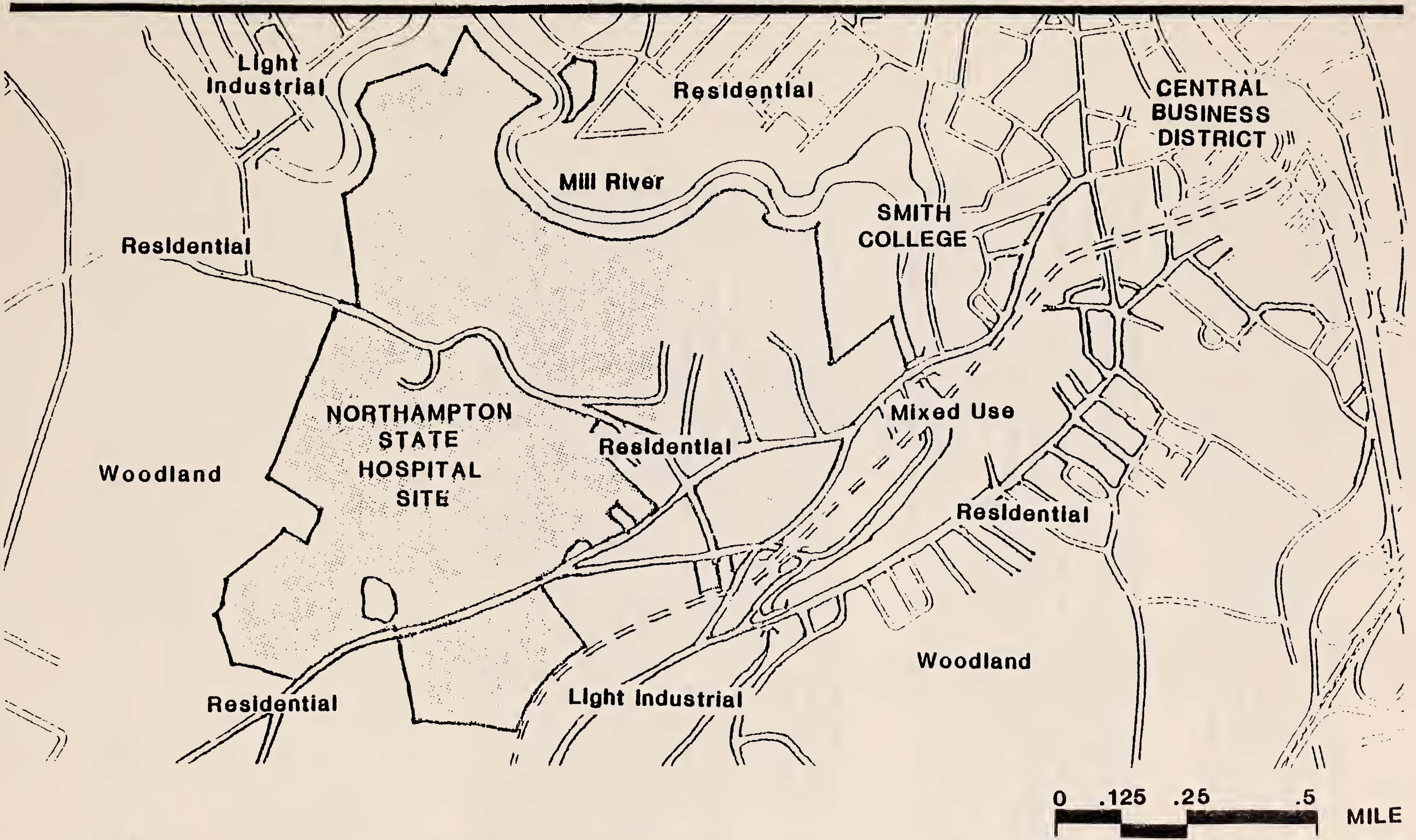
The "Northampton Lunatic Asylum", as the hospital was originally called, was built in 1855-58 and consisted of the central block or core of what is now the Main Complex at the top of the hill (see Figure 4). Plans for the 250 bed hospital were drawn by Jonathan Preston, a builder/architect from Boston, who chose an "Elizabethan" or "Renaissance Revival" style. The building was designed with a central administrative core and two stepped-back wings, according to the model recommended by Dr. Thomas Kirkbride from the Pennsylvania Hospital for the Insane. Northampton is an early example of this Kirkbride model, which became popular in 19th century facility planning for the mentally ill. A number of buildings were added to the Main Complex over the years, including the infirmaries at the end of each ward, new wards in the rear of the Main Complex, and the main kitchen and dining room. The construction of the Memorial Complex was begun in 1925 to replace the aging and inefficient Main Complex Building.

According to the "Survey of the Massachusetts State Hospital and School System" (1984) by Candace Jenkins, portions of the Main Complex may be eligible for listing in the National Register of Historic Places:

> It is significant as the Commonwealth's third insane asylum, as an early example of a Kirkbride type hospital structure, and for its associations with Pliny Earle. Major contributing elements are the main hospital, the former coach house, the farm workers' building, the horse barn, and the farmer's house, all of which date to or precede the superintendency of Dr. Pliny Earle (1864-1886).

Figure 3 Adjacent Uses

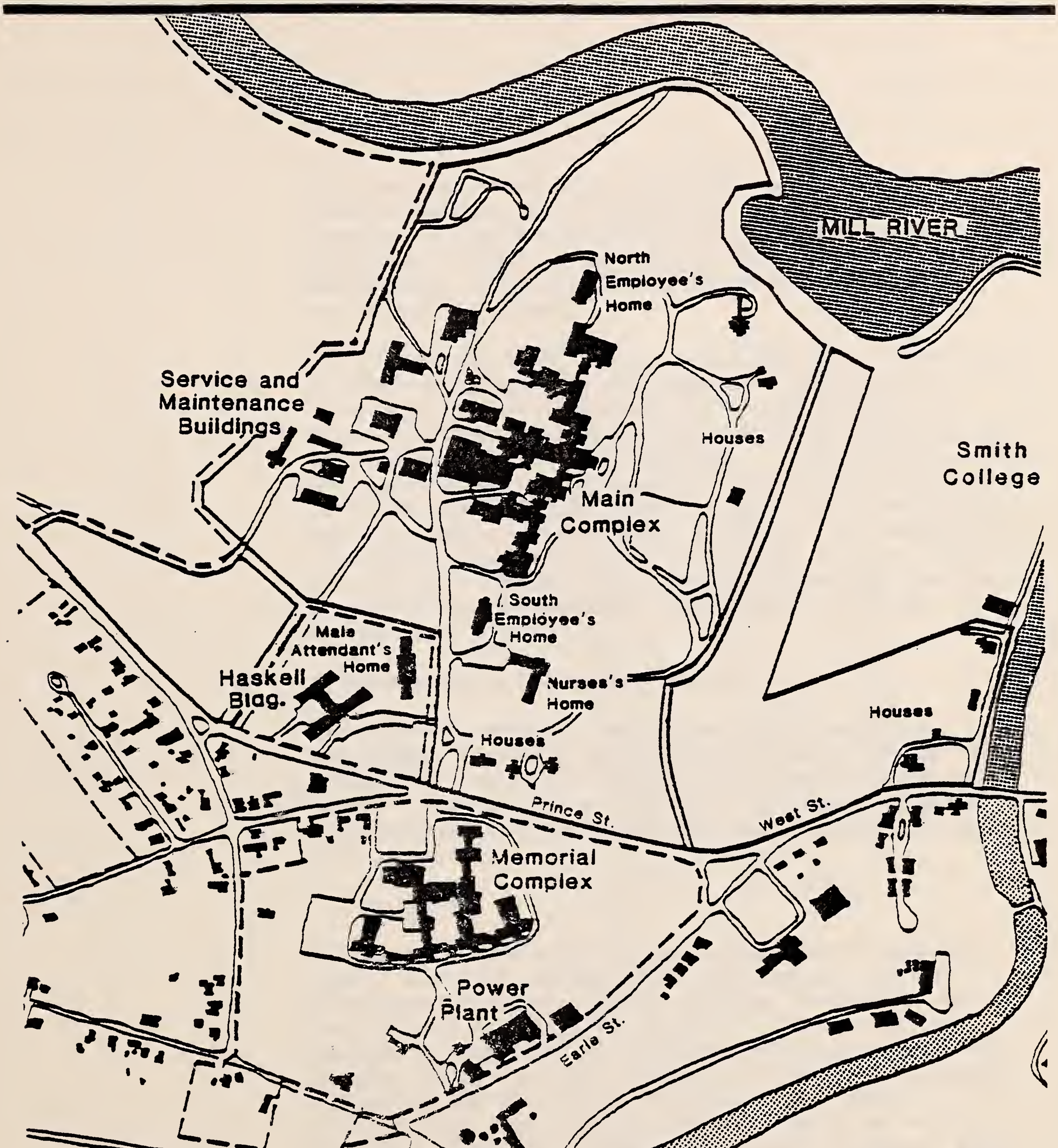
NSH



Documentation on the site has not yet been formally submitted to the National Register. As planning for the site proceeds, submission to the National Register should be assessed. One advantage for redevelopment if the complex were placed on the National Register, would be the buildings' eligibility for historic renovation tax credits.

Today, Northampton State Hospital contains approximately 75 buildings concentrated in two major building groups: the Main Complex on the north side of Prince Street (Route 66) and the Memorial Complex on the south side (see Figure 4). A number of houses, dormitory buildings, and maintenance buildings are clustered near the two major building groups. The Hospital contains some 900,000 square feet of building space, over half of which has been declared surplus to state need. The surplus buildings, identified in Section IV, are on the north side of Prince Street.

In general, development on the site is concentrated on the eastern side while the rest of the land remains rolling, cultivated fields and woods. Approximately 42 percent (210 acres) of the entire site is currently active farmland and about 39 percent (195 acres), is mature woodland. The remaining 100 acres is landscaped parkland, where the hospital facilities are located almost exclusively. Burts Pitt Road runs through the site in an east-west direction, dividing it into two similarly-sized portions. Chapel Street wraps around the southern portion of the site. The Hampshire County Jail and House of Correction is located on a 30 acre county-owned parcel within the site, just north of Chapel Street. (See Figure 1, Section I for parcel boundaries; and Figures 6 and 7, Section IV, for a parcel-by-parcel profile).


MILL RIVER
North Employee's Home
Service and Maintenance Buildings
Houses
Smith College
Main Complex
South Employee's Home
Male Attendant's Home
Haskell Bldg.
Nurses's Home
Houses
Houses
Prince St.
West St.
Memorial Complex
Power Plant
Earle St.
0 200 400 800 FEET

IV. Physical Profile

This section discusses the physical aspects of the disposition parcels. A summary of the non-surplus property is also included. Detailed information on buildings is found in Appendix A, which includes descriptions of building size, construction, condition, and potential re-uses.

The Northampton State Hospital site has been divided into a number of parcels for the purpose of defining land areas with similar characteristics. The division of parcels is based on natural features of the landscape and the location of existing buildings. As previously noted, the disposition parcels consist of nearly 175 acres of land (and nearly 570,000 gross square feet of buildings), including Parcels A1-A3, D, E, G, and K. The Department of Mental Health will retain Parcels A4, B, C, F, and H for its use. Parcels I and J will be under the care and control of the Massachusetts Department of Food and Agriculture.

A. Description of Disposition Parcels

This section describes boundaries, built features, topography, drainage, soil conditions and status of each disposition parcel (see Figure 5 for parcel boundaries, Figure 6 for location of buildings and Figures 7 and 8 for a composite of physical development limitations for each parcel).

1) Parcel A

Parcel A contains over 550,000 square feet of building space, including the Main Hospital Complex, several maintenance buildings, former employee residences and small houses (see Figures 6 and 7). This parcel is bordered on the north by a proposed 100 foot conservation easement along the Mill River and on the south by Chapel Street, on the east by the wooded hillside which overlooks the Smith College athletic fields and on the west by a steep slope overlooking Parcel J. Parcel A has been divided into four sub-parcels: Parcels A1 through A3 are surplus to state need.

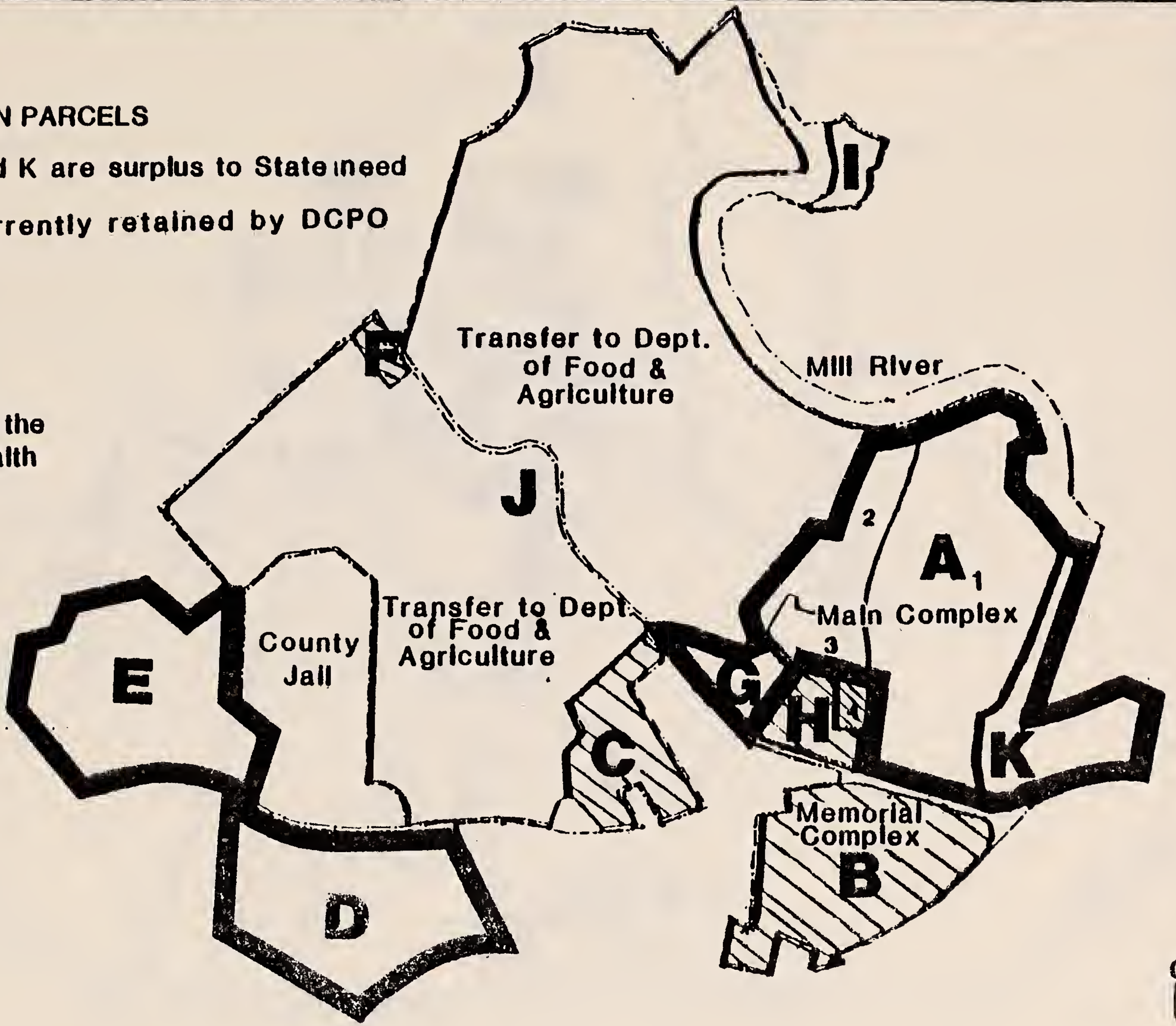
Figure 5 Parcelization

▬ DISPOSITION PARCELS

Parcels A1, A2, A3, E and K are surplus to State need

Parcels D and G are currently retained by DCPO

▨ Parcels to be retained by the Department of Mental Health



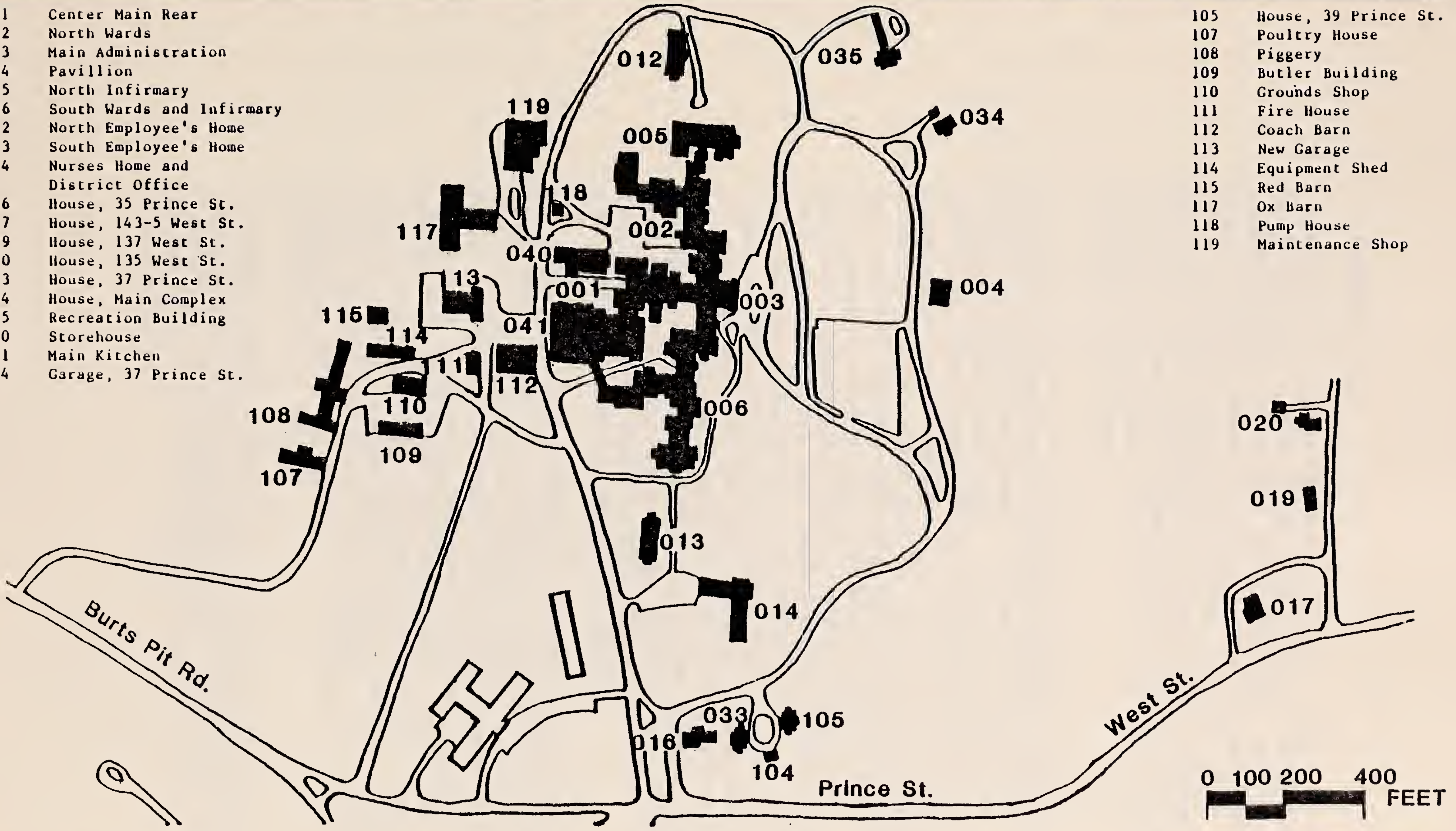
PARCEL	ACRES
A1-A3	74
B	31
C	12
D	36
E	39
F	2
G	5
H & A4	7
I	4
J	278
K	20
TOTAL	508

Figure 6 Surplus Building Key

NSH

001	Center Main Rear
002	North Wards
003	Main Administration
004	Pavillion
005	North Infirmary
006	South Wards and Infirmary
012	North Employee's Home
013	South Employee's Home
014	Nurses Home and District Office
016	House, 35 Prince St.
017	House, 143-5 West St.
019	House, 137 West St.
020	House, 135 West St.
033	House, 37 Prince St.
034	House, Main Complex
035	Recreation Building
040	Storehouse
041	Main Kitchen
104	Garage, 37 Prince St.

105	House, 39 Prince St.
107	Poultry House
108	Piggery
109	Butler Building
110	Grounds Shop
111	Fire House
112	Coach Barn
113	New Garage
114	Equipment Shed
115	Red Barn
117	Ox Barn
118	Pump House
119	Maintenance Shop



a) Subparcel A1

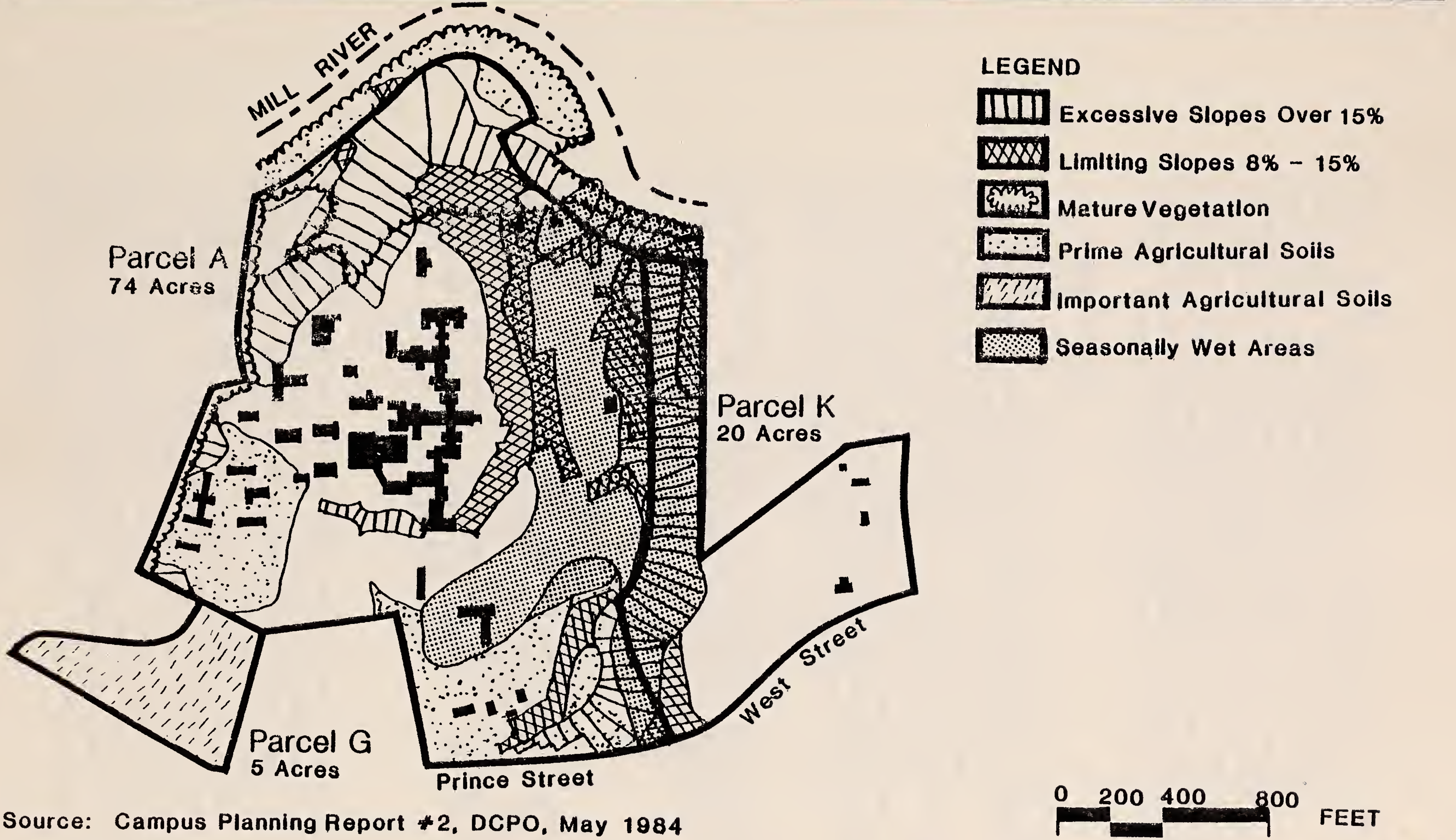
Subparcel A1 contains approximately 50.4 acres of land and buildings, including the Main Complex, three former dormitories (the North and South Employees' and Nurses' Homes) and four houses. Rising to a hill overlooking the city and Smith College, this parcel is bordered by the Mill River and a wooded area to the north, a wooded hillcrest to the east, Chapel Street to the south, and an existing main driveway separating it from the maintenance buildings to the west.

Less than half of this subparcel is built and the remainder is open land, including parkland (landscaped areas) and mature woodland. The mature woodland is isolated on the steep slopes to the north and east, containing mixed evergreen and deciduous stands of trees. These wooded areas provide effective buffers between different land uses and control erosion along slopes. The parkland includes the open spaces surrounding the Main Complex, which consist of lawns, open grassy areas, driveways, landscaped islands, road plantings and specimen trees. The land immediately surrounding the Main Complex Buildings is predominantly flat, leading to slopes of between 8 and 15 percent grade around the main driveway in front of the main building, and slopes of 15 percent (considered "excessive" in terms of development limitations) at the northern and eastern edges. Along the top of the hill are seasonally wet areas. Surface water drains away from the Main Complex down the slopes towards the Mill River and Chapel Street.

The Main Complex is a group of connected three to four story brick buildings containing roughly 400,000 square feet, or the bulk of the surplus property's floor area. These buildings once housed the hospital administration offices, patient wards, kitchen, employee residences, infirmaries, and ancillary facilities. Over three quarters of the complex has been vacant for a number of years and is in a more deteriorated condition than the areas recently occupied by the hospital. As a result, renovation costs are likely to be higher for these portions of the complex.

The three former dormitories are three story brick structures located to the south and north of the Main Complex. Only the Nurses' Home (the largest at 29,000 square feet), which was recently used for offices, is in good condition.

Figure 7 Limitations to Development



Source: Campus Planning Report #2, DCPO, May 1984

Three of the four houses are clustered near the entrance of the Main Complex parcel on Prince Street. They are two story, wood frame structures in fair to good condition. The fourth house, known as the former Superintendent's Home, is isolated at the northern end of the parcel. A larger building, it is in relatively good condition as it is currently occupied by a DMH vendor. The City of Northampton has proposed to use two of the houses on Prince Street for temporary relocation housing, while a federal housing development is being renovated.

b) Subparcel A2

Subparcel A2 is a 14.6 acre parcel containing all the Main Complex's service and garage buildings. Located to the west of the Main Complex, it is bordered on the north by a strip of mature woodland on a steep slope overlooking the Mill River, on the south by the open area of Subparcel A3, and on the west, by the ridge overlooking Parcel J. Slightly hilly, most of the parcel is covered with soil classified as urban land. Surface runoff from the parcel drains west towards Parcel J and north towards the Mill River.

The maintenance buildings - eleven structures in varying condition - include newer garages and old farm buildings such as the barns and piggery. Discussed in more detail in Appendix A, the buildings' re-use potential must be investigated on an individual basis.

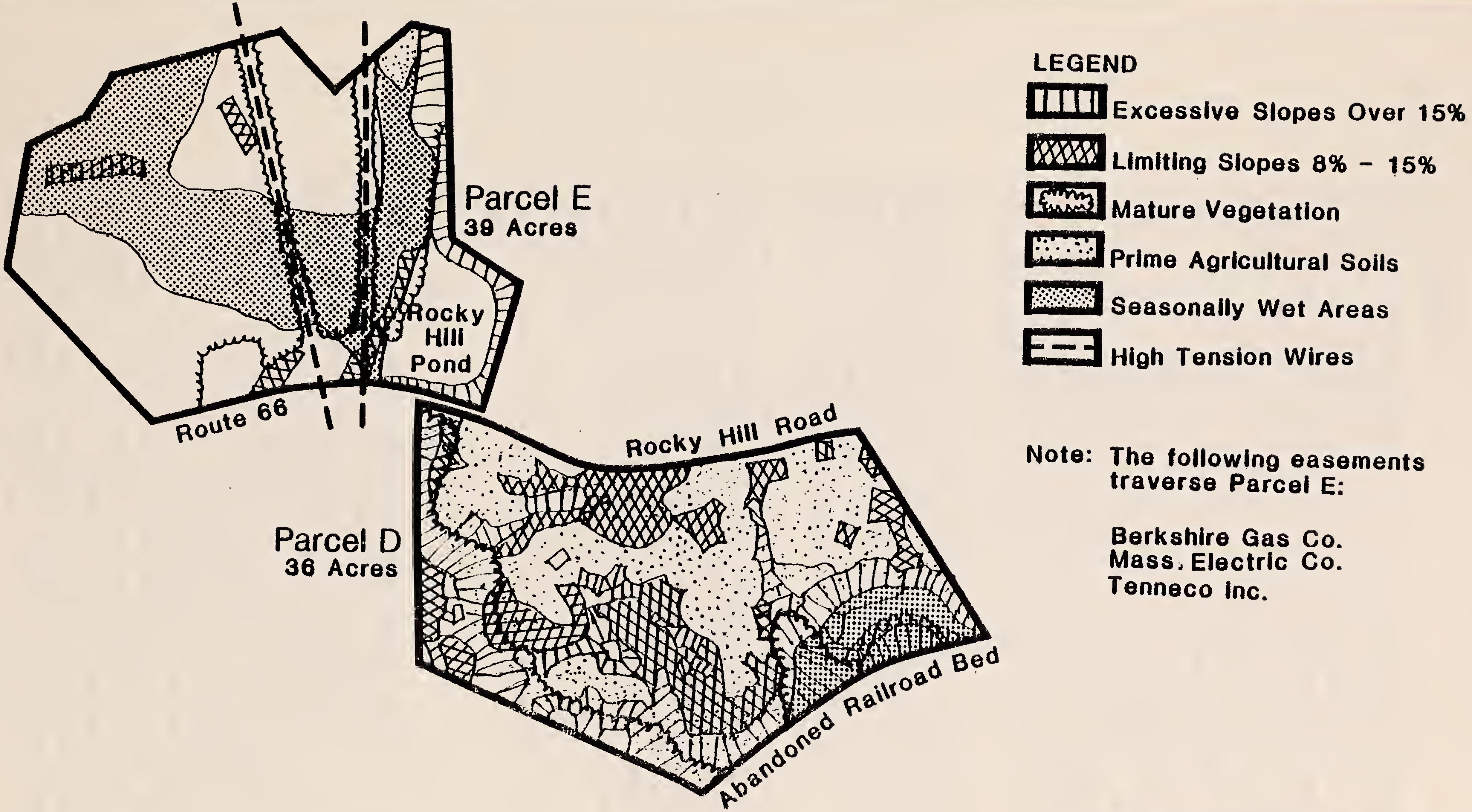
c) Subparcel A3

Subparcel A3 includes 5.4 acres of open land. Defined by interior driveways and a ledge to the south, it is adjacent to the property retained by DMH. About half of the parcel is covered by urban soil while the remainder is classified as prime agricultural soil. The land is flat and could be easily developed.

2) Parcel E

This 39 acre parcel is largely wooded and lies west of the county jail site (see Figure 8). A number of utility easements cross the parcel including those owned by Berkshire Gas and Tenneco. Massachusetts Electric Company has two easements where high tension wires traverse the site in a north/south direction. Over half of the site is seasonally wet, and the Rocky Hill Pond is located in the southeast corner. The soils of this site are either moderately or severely restrictive due to their wet and rocky qualities. These physical constraints make it unlikely that this parcel can be feasibly developed.

Figure 8 Limitations to Development



Note: The following easements traverse Parcel E:

Berkshire Gas Co.
Mass. Electric Co.
Tenneco Inc.

Source: Campus Planning Report #2, DCPO, May 1984

3) Parcel K

This 20.5 acre parcel contains a steep hillside to the west and open plain on the eastern portion on which three houses are clustered at the eastern edge (see Figure 7). The hillside is wooded at the northern end and open and grassy towards the south, nearest Route 66. The parcel borders the main driveway of the Main Complex to the west and is separated from Smith College by the Mill River to the east and abuts the college athletic fields to the north. The open hillside is used by city residents for winter recreation, and a seven acre portion of the plain is leased to Smith College for a horseback riding track. The steep hillside drains onto the lower plain, which is flat and of predominantly urban soils. Whereas the hillside has many physical limitations to development, the open plain has little or no limitations.

The three houses on the eastern edge include the large, two story brick and wood frame Samuel Day House, built in 1840, fronting West Street, and two smaller wood frame houses (built by Samuel Day circa 1850) to the rear. In fair to good condition, the large house and one smaller house are currently occupied by DMH vendors.

In past years, the City of Northampton has proposed to acquire this parcel for open space and passive recreation. The City has also recently proposed to use the 1840 Samuel Day house as a shelter for homeless families, to be owned by the local housing authority, and to use the two other houses for temporary family housing (serving as relocation space similar to the houses on Parcel A1).

The following parcels have been retained by DCPO at this time:

4) Parcel D

Parcel D, located south of the county jail, is a 36 acre open field bordered by woods (see Figure 8). The major portion contains prime agricultural soils. At present, the University of Massachusetts cuts hay on the site for its animal sciences programs. Parcel D is in close proximity to Route 10 which the City has designated as an industrial corridor. The parcel is bounded by excessive slopes of 15 percent or more to the southwest and southeast and abutts the abandoned New Haven and Hartford Railroad right-of-way on the southeast. The City of Northampton plans to assess the feasibility of constructing a new connector road from Route 66 to Route 10, as well as extending municipal utilities such as water and sewer, for the purpose of further developing industrial land along the Route 10 corridor.

5) Parcel G

A city and county-sponsored community garden is located on some three acres of this five acre parcel, adjacent to the Main Complex (see Figure 7). The parcel contains significant frontage along Prince Street and soils classified as important agricultural soil. It is predominantly flat with little or no limitations to development.

B. Potential Floor Area – Main Complex

Based on the size of the existing main buildings and the available land contained in Parcels A2-A3 and G, the 1982 Lozano, White study estimated that over 700,000 square feet of building space could be located on the Main Complex based on two alternative development scenarios. The first scenario assumed the following: 1) All existing main buildings would be re-used (including the Main Complex at 400,000 square feet and the three former dormitories at 55,000 square feet); 2) New construction would occur behind the Main Complex (Lozano, White estimated the potential for 200,000-300,000 square feet, based on a 15 acres of land and 30 percent lot coverage). The total amount of space would be 655,000 to 755,000 square feet. The second scenario assumed demolition of all buildings except the central core and new development surrounding it, yielding some 800,000 square feet of space. These estimates did not include the development of the houses or surrounding land, or development on the vacant land on other parcels. Although these assumptions, as well as economic feasibility, would have to be examined further, these figures give a general idea of the development potential of this key surplus parcel.

C. Current Zoning

Over 80 percent of the disposition parcels, including Parcels A, E, G, and K, is zoned for suburban residential (SR) use. Parcel D is located within an Urban Residence (UR-B). The SR district allows a maximum 35 foot building height, a maximum building coverage of 20 percent of the lot area, and a 30,000 square foot minimum lot area. The minimum open space requirement is 70 percent. Allowable land uses within SR districts include single family dwellings, religious buildings, municipal facilities, cemeteries, historical associations, essential service facilities, agriculture, certain horticulture or floriculture uses, temporary farm stands,

and non-commercial cultivation. Other uses are allowed with a Special Permit. The UR-B district permits slightly more intensive development, including a maximum 35 foot building height and a maximum 30 percent lot coverage. The minimum open space requirement is 50 percent, and the minimum lot area is 10,000 square feet. Allowable land uses are the same as listed for SR districts. Parcel D is adjacent to a General Industry (GI) district along Route 10.

Because the uses allowed without a Special Permit are limited under existing zoning, the property will most likely need to be re-zoned to accommodate new uses.

D. Description of Non-Surplus Property

1) DEPARTMENT OF MENTAL HEALTH (DMH)

As previously noted, DMH will retain portions of the site for the Northampton State Hospital facility, including over 50 acres of land and over 300,000 square feet of buildings (see Figure 5). The buildings include the Memorial Complex (Parcel B) - a cluster of attached buildings surrounded by various houses and the Laundry and Power Plant buildings - the Haskell Building (Parcel H), and the Male Attendant's Home (Parcel A4). Parcel C is undeveloped, and Parcel F contains a house currently occupied by a DMH vendor-operated program.

2) DEPARTMENT OF FOOD AND AGRICULTURE (DFA)

Parcels J and I will be transferred to DFA, to be preserved for agriculture, woodland, open space, and conservation uses (see Section II). Further, a 100 foot conservation easement is proposed along the entire frontage of the Mill River. Totalling over 280 acres of land, the two parcels contain the bulk of open space and agricultural land at the hospital site. There are prime agricultural soils, woodlands, and riverfront land, as well as "The Drumlin". Located in the center of the parcel south of Burts Pitt Road, it is a 110 acre unique geological structure which will be preserved for grazing (rather than cultivation) and conservation purposes. Parcel I is a 4 acre parcel to the north, on the east side of the Mill River. It will be managed as woodland, open space, and a public accessway to the northeast side of the river.

V. Infrastructure

This section describes access and roadway networks to and within the site and identifies potential constraints. It also addresses the existing sanitary sewer, water supply, natural gas and electric service to the site, their existing capacities, and potential for re-use and expansion. In addition, the central heating system and its re-use potential is described.

A. Traffic and Transportation

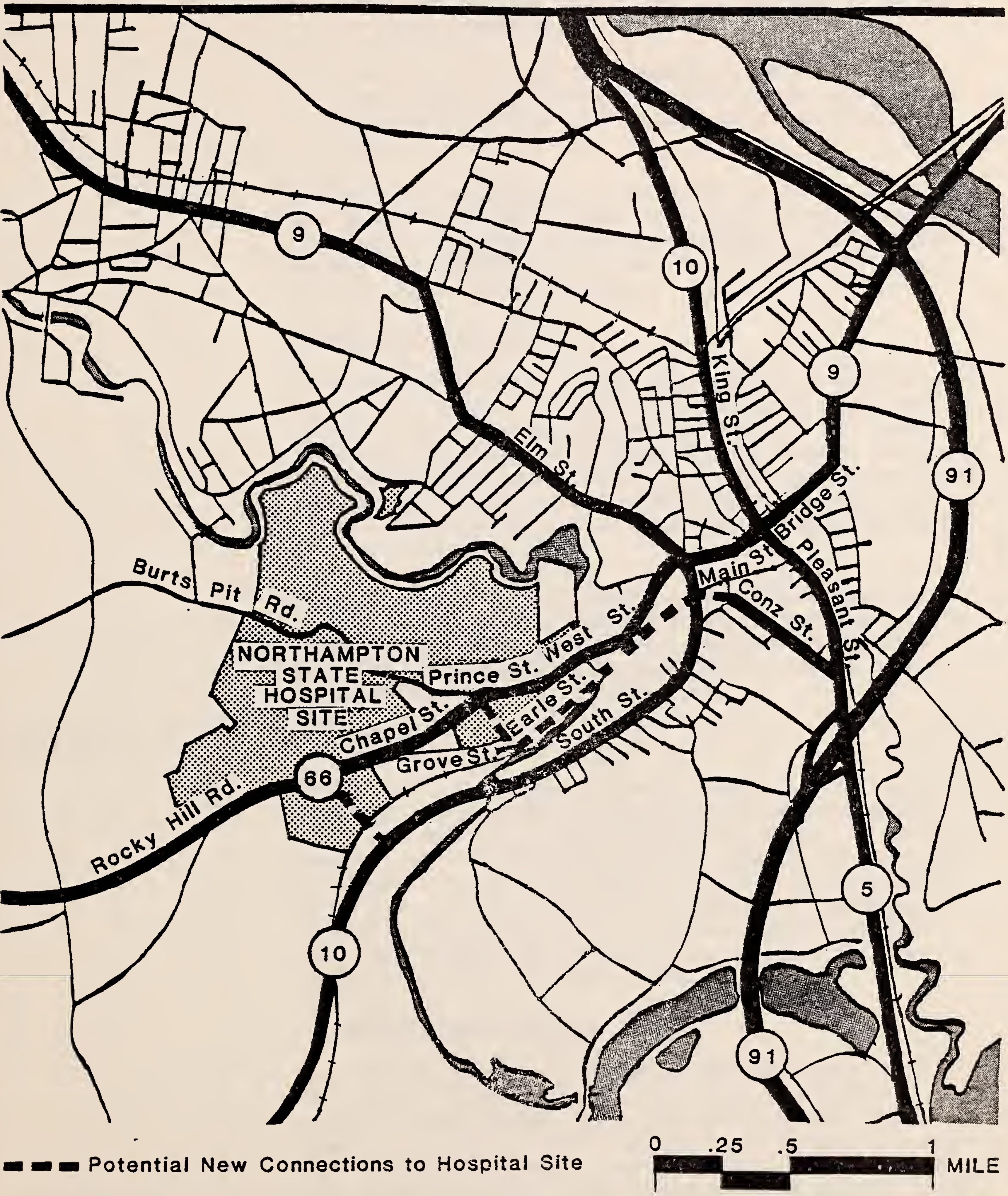
Access to the Site

In previous studies of the Northampton State Hospital, traffic and access were identified as two of the major issues affecting redevelopment potential of the site. Located southwest of the center of Northampton, the property is not served by any single major access road. Two approaches to the site now exist: from the west and north, along Route 9 through downtown Northampton and then along West Street (Route 66); and from the south, from Route 9 either along New South Street (Route 10) or through the downtown (see Figure 9).

A traffic analysis prepared by Lozano, White and Associates in 1981 found that both these routes would be inadequate if the site were occupied by large users that generate heavy traffic at peak periods, such as sizeable amounts of industrial or office space. This report analyzed several alternative access improvements and concluded that two locations required roadway modificiations (see Figure 9). First, since some sections of these routes are already near congestion points - namely the South Street-Fort Street vicinity - improvements to relieve congestion would be required if the site were used for industry or office development. (Residential uses would have less impact on traffic congestion.) Second, to accommodate any type of development, the existing access from Route 10 to Earle Street, which was considered to be poor, would have to be improved.

The Lozano, White study recommended a series of gradual roadway improvements, to be made as development of the site proceeded. Many of them, according to this report, would help relieve existing traffic problems affecting access to the downtown as well as to the hospital site, including the following most immediate projects:

Figure 9 Access **NSH**



▬ ▬ ▬ Potential New Connections to Hospital Site

DCPC

Northampton State Hospital Re-Use Project

1) improvements to South Street at the intersection of Conz Avenue where a left turn is required to travel to the hospital site;

2) removal of the rail embankment on Earle Street, so that traffic can proceed easily from South Street to Earle and Laurel Streets and then to the hospital site.

The City of Northampton has proposed to conduct a traffic and engineering study to assess traffic capacity and to determine a program of road improvements. This analysis should be conducted in conjunction with the development of more detailed re-use plans.

Internal Circulation

The existing entrance to the Main Complex is located off Route 66. Internal access is provided by a loop road that curves to the east around the front of the main building (see Figure 6, Section IV). A service road that branches off the loop road leads to the rear of the Main Complex and adjacent service buildings. On Parcel K, the three houses are located on a private driveway off Route 66 (West Street).

A number of internal circulation improvements and new roads will probably be necessary to separate uses and to allow direct access to different sections of the Main Complex. New roads will be required for access within other surplus parcels, if developed.

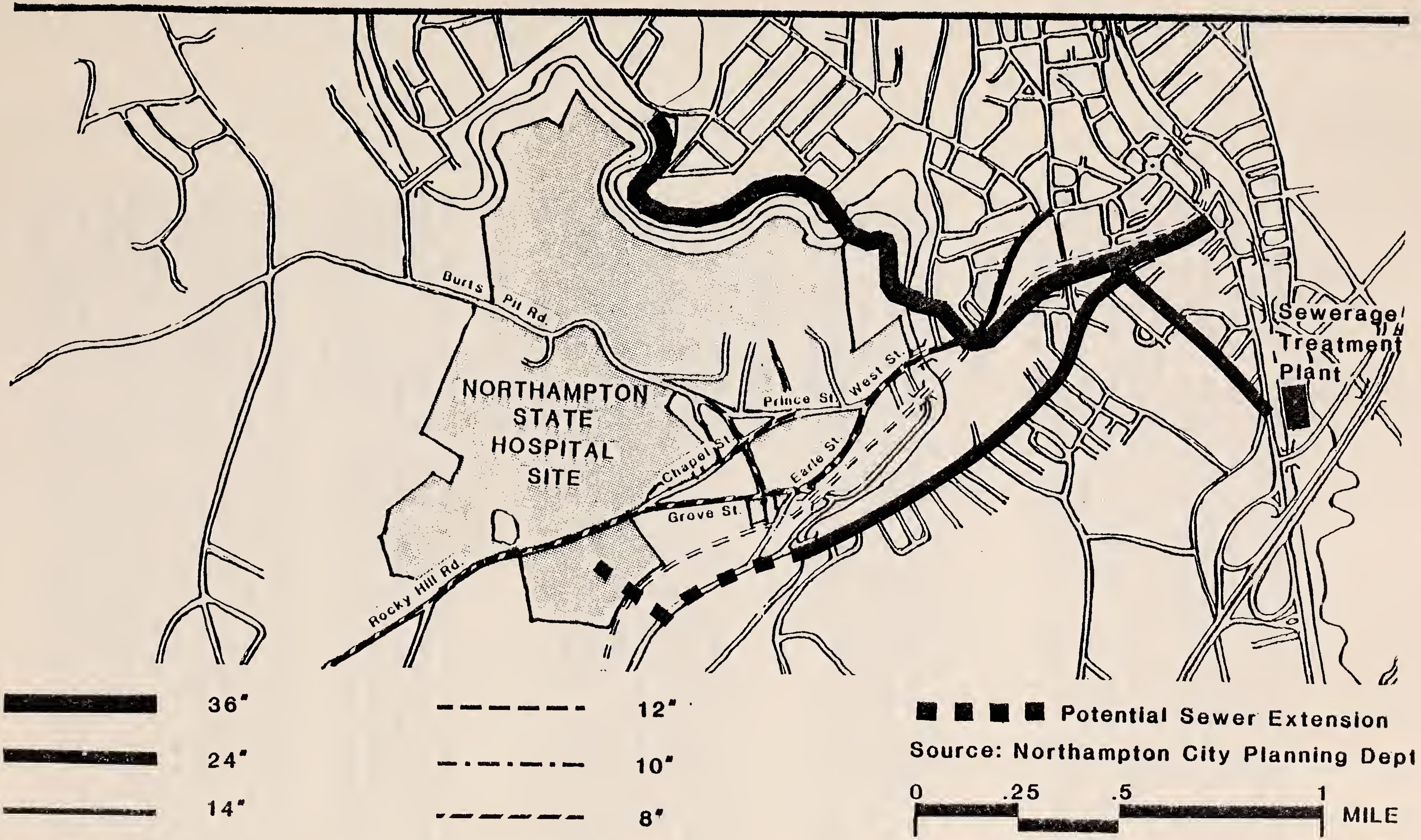
B. Utilities

At one time, the sanitary sewer, water, gas and electric services to the hospital were adequate to accommodate 2,500 patients in addition to hospital staff. A detailed analysis of each existing system's capacity to serve new development on the site will be required as development plans proceed, including an examination of conditions of the lines within the site, the level of services that could be resumed, and any upgrading or modifications required to serve new development.

1) Sanitary Sewer System

The surplus property is served by the municipal sewer system (see Figure 10). In 1982, excess treatment capacity then existed, according to the Lozano, White study. A 12 inch line runs along Route 66 and a 14 inch line along West Street. Across the Mill River, a 36 inch line is maintained. The undeveloped parcels to the west are adjacent to 8 inch lines. However, the City is considering the construction of a new 24 inch line extension along Route 10, which would also serve Parcel D.

Figure 10 Sanitary Sewerage



Source: Northampton City Planning Dept

2) Water Supply

The municipal water system supplies the site (see Figure 11). Six inch high pressure lines are maintained along Chapel Street and Earle Street, and 10 inch high pressure is maintained along West Street, Grove Street, and Rocky Hill Road. A 12 inch high pressure line runs out to the county jail and Parcel D. According to the City Planning Department, service to the site could be increased without much difficulty. Further, as the City maintains reservoirs in several communities to the north, it estimates that future demands for water on the site could be accommodated.

3) Natural Gas

The site is served by the Bay State Gas Company in Springfield, which currently maintains low pressure service (½ psi) along West, Prince, Chapel, Laurel and Earle Streets. High pressure (60 psi) service is maintained along Burts Pitt Road, Laurel Street, Grove Street and Route 66 (see Figure 12).

4) Electric Service

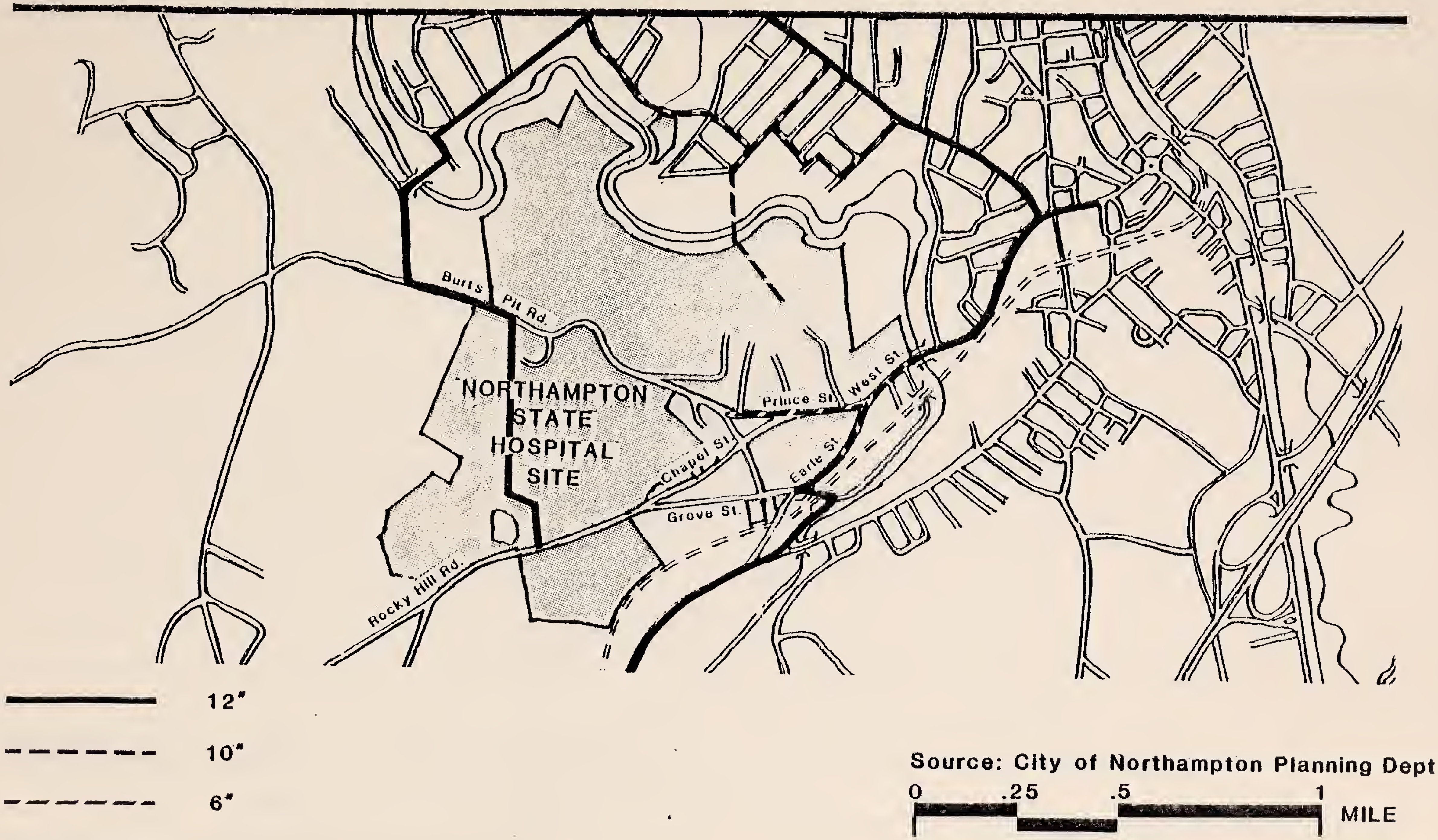
The Massachusetts Electric Company provides triple phase 13,800 volt service to the site along West, Grove, and Earle Streets as well as along Burts Pitt Road. They also provide single phase 13,800 volt service along Chapel Street, Prince Street, and Burts Pitt Road (see Figure 13). Their power plant is located about a quarter mile off site. According to the company, service could be increased, if necessary.

C. Energy Systems

All of the major buildings are supplied with heat and hot water by the central power plant located at the Memorial Complex. The power plant manufactures steam and distributes electricity purchased from Massachusetts Electric Company. A few of the houses are heated by individual boilers.

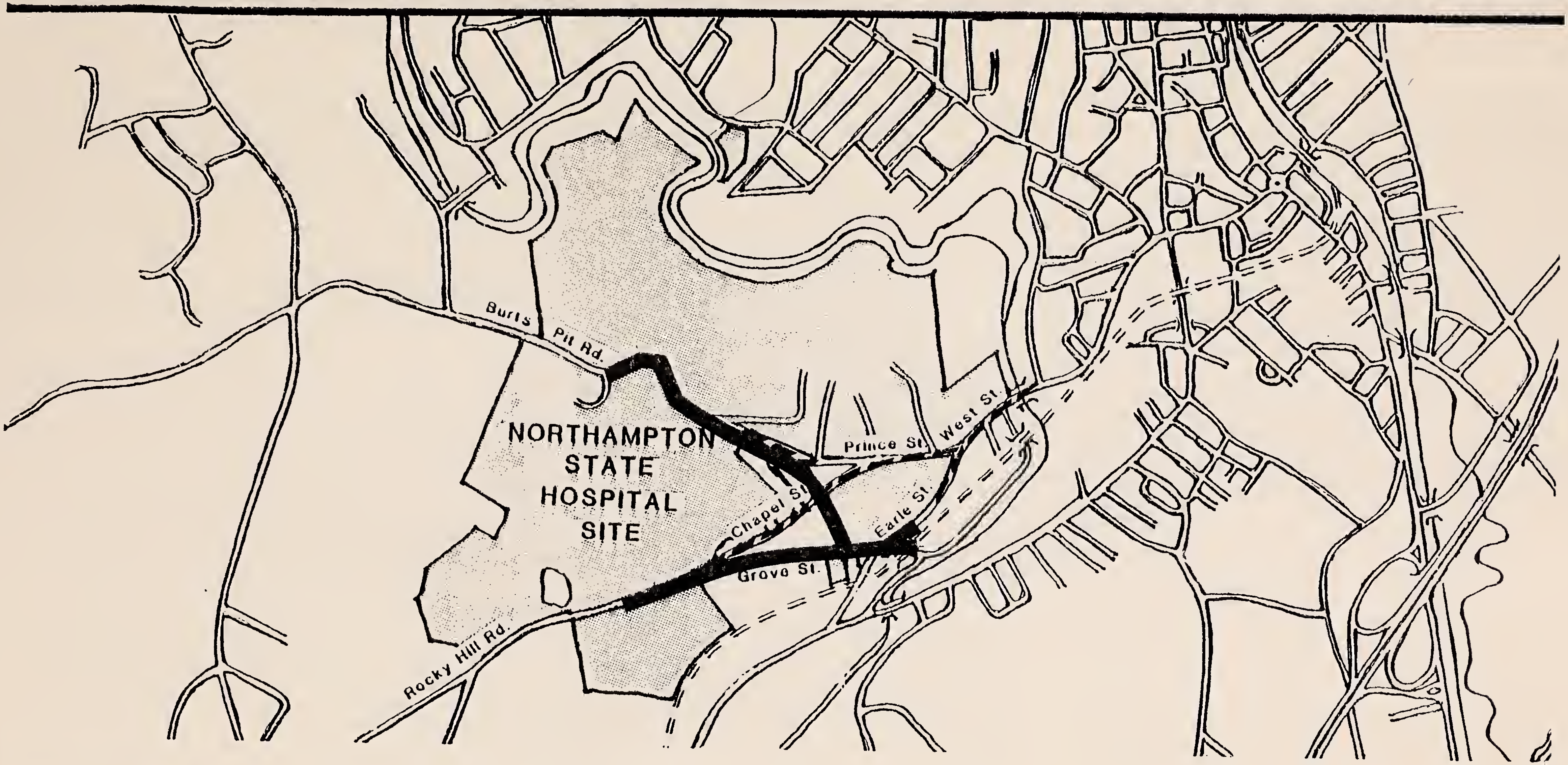
The central heating and ventilation system consists of the central power plant; the steam lines which are part of a tunnel system leading from the plant to all of the major buildings; and individual heat distribution systems within each building. Figure 14 shows the power plant and steam line system. Table 1-A (Appendix A) indicates which buildings are currently being heated by the central steam line, individual boilers, or are shut off from the central system. Because these latter buildings were shut off a number of years ago, it may be difficult to re-connect them.

Figure 11 Water Supply NSH



Source: City of Northampton Planning Dept

Figure 12 Natural Gas



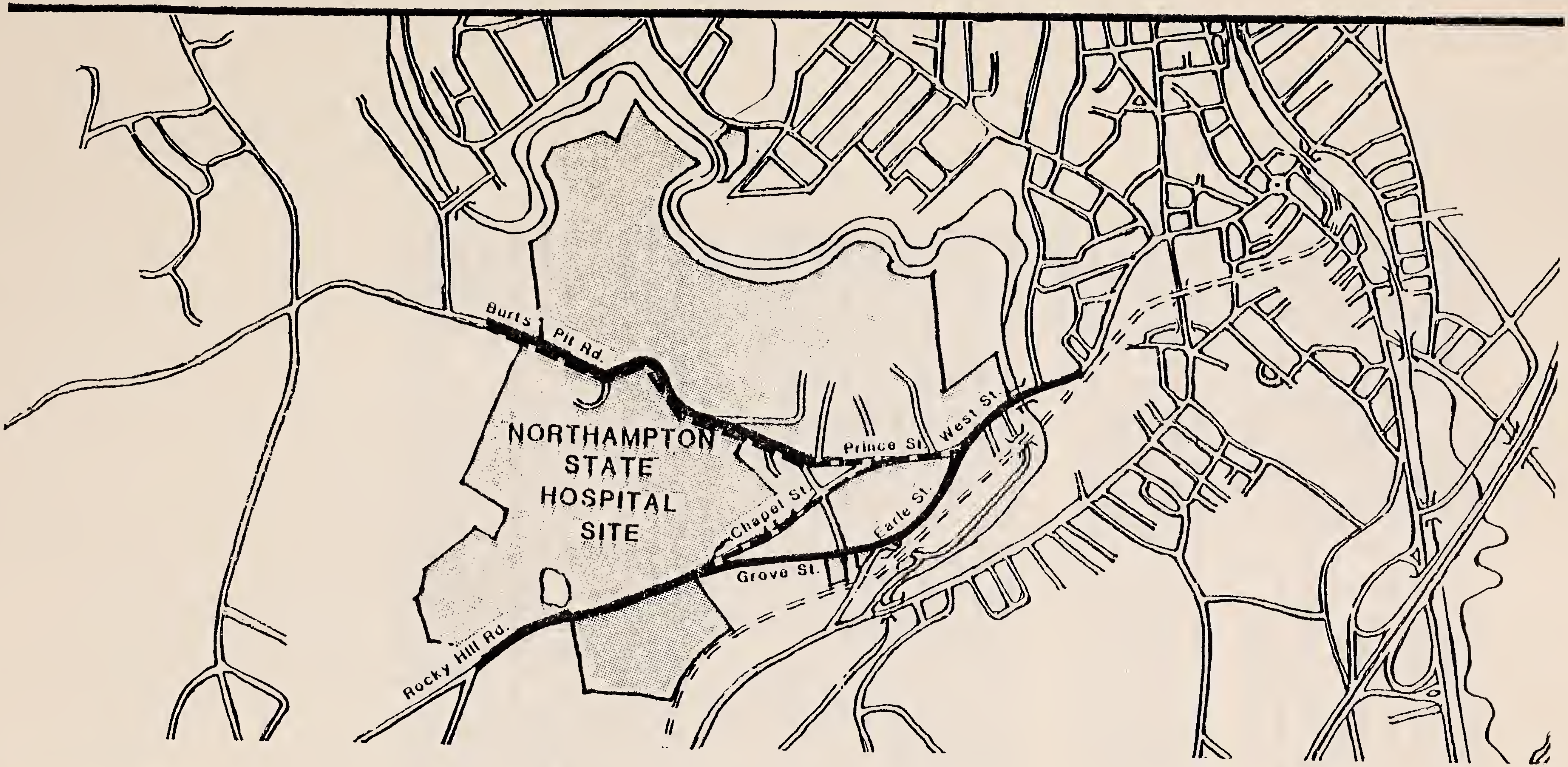
▬ 60 PSI

- - - - - - 1/4 PSI

Source: Bay State Gas Co.

DCPO

Figure 13 Electric Service



▬▬▬	Triple Phase 13,800 Volt Service
- - - - - -	Single Phase 13,800 Volt Service

Source: Mass. Electric Co.

0 .25 .5 1 MILE

N

A preliminary evaluation of the power plant and steam line system was prepared for the City of Northampton in 1981 by Robert O. Smith and Associates in conjunction with the Lozano, White study. However, the study did not evaluate the alternative of installing individual systems for each building. Based on this scope and 1981 conditions, the report concluded that the existing heating system could be used, but that when all buildings were in use repairs to the boilers would be necessary.

The report found that the steam line system between buildings was generally in good condition along the major loop which connects the entire Main Complex to the power plant. The extensions to certain buildings off the main loop that have been shut down and drained may have deteriorated.

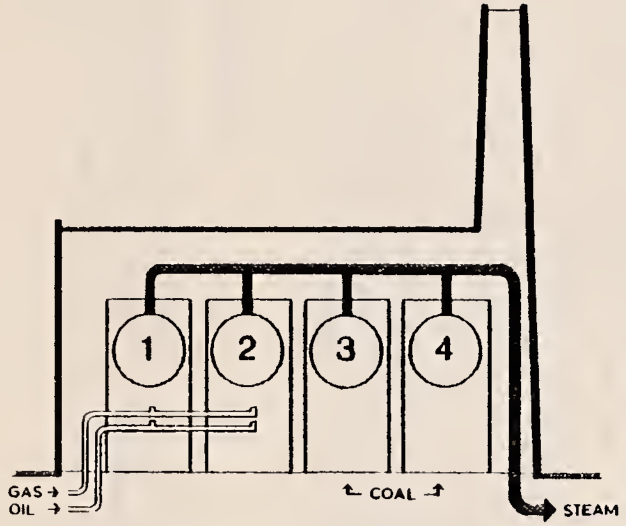
The individual heating distribution systems within each building are highly inefficient and would need upgrading. The older Main Complex buildings are heated by gravity feed vertical air ducts, roof ventilators and basement steam to air heaters. The study recommended that the systems be replaced by radiator systems or unit heaters. The newer buildings are already being heated by conventional steam radiators. In 1981, modernization of the distribution systems was estimated to cost approximately $2.00 per square foot of building area.

There is tremendous heat loss in the majority of the buildings through uninsulated roofs, single pane windows, and air infiltration. Energy conservation measures should be taken if these buildings are renovated.

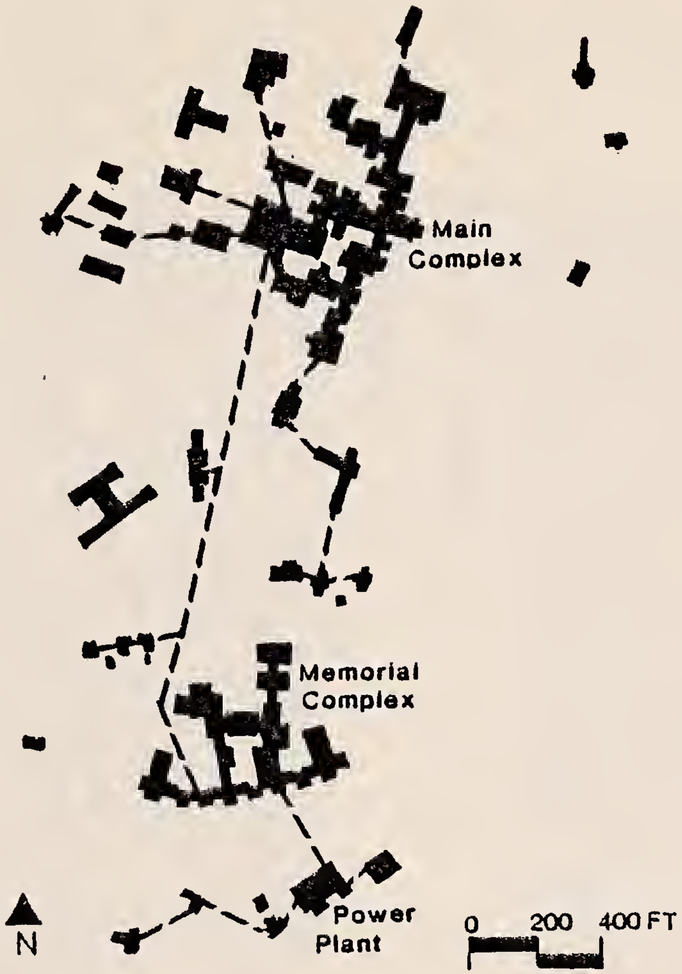
As the feasibility of installing individual systems as compared to retaining the existing system has never been assessed, the relative costs and benefits of each alternative must be evaluated as part of development planning. In addition, development plans must address the provision of heat and hot water during the early phases as well as for the ultimate phase of development.

Figure 14 Energy System NSH

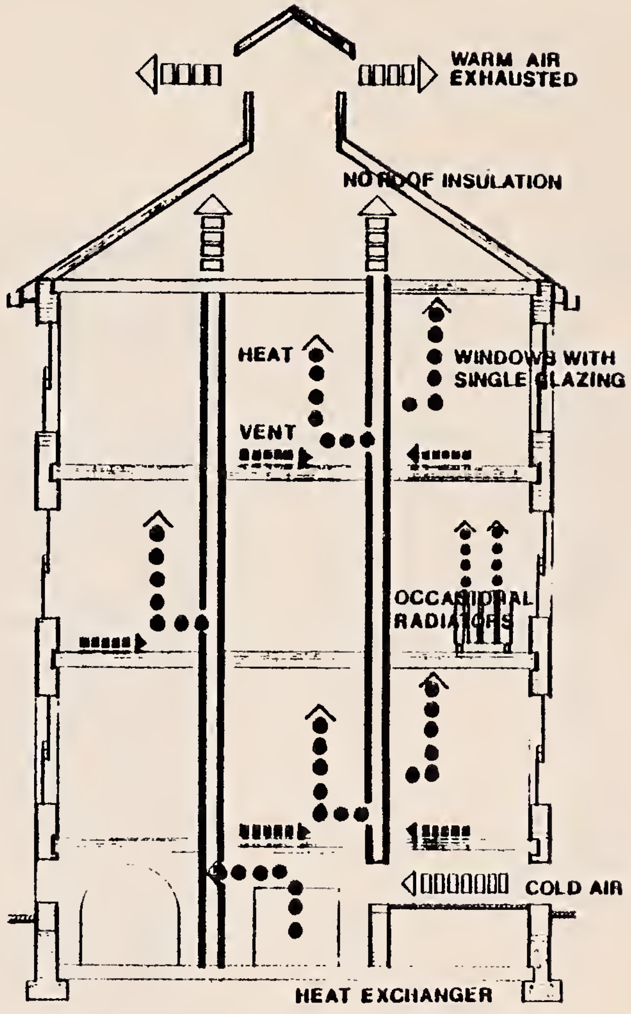
Note: Diagrams were prepared by Lozano, White Assoc.



Power Plant



Steamline Location



Individual Heat Distribution System

VI. Market Context

In evaluating re-use possibilities for the surplus property, existing and projected conditions of regional and local office, industrial, and housing activity provide a rough context for considering re-use. These types of uses can be examined in greater depth as plans for the property are developed. The financial feasibility of redevelopment of the site is not considered here. It is envisioned that detailed financial analyses and marketing will be conducted after development guidelines for the site are formulated. The following is a brief overview of market conditions, compiled from existing available information as noted.

A. Office Market

1) Summary

Based on recent employment projections, there will be a continued need for additional office space in Northampton over at least the next ten years, and the City should continue to be a strong competitor for a share of regional demand. However, given current market conditions, it may be difficult to plan for office use at the Main Complex. First, recent expansions in downtown office space are estimated to absorb much of the next few years' demand. Second, the pattern of office space demand in Northampton has historically been for fairly small users. Third, with Northampton's current inventory of office space at some 500,000 square feet, redevelopment of the Main Complex would double the City's supply. Unless a new major entity needing a large amount of space could be attracted, re-use of the Main Complex for offices would require gradual development over a number of years. Whether this is a feasible or desirable strategy would need to be further examined.

2) Market Conditions

To estimate the potential market for office space use at the hospital site, it is helpful to examine long term regional and local trends as well as current market conditions.

a) Long Term Trends

In 1983, a comprehensive study of the regional economy was prepared for the Western Massachusetts Economic Development Conference. The "Western Massachusetts Economic Development Study", completed in January 1984, examined long term trends in the regional economy (over the fifteen year period from 1981 to 1996). It predicted that the economy of Hampshire County - whose major centers include Northampton and Amherst - would grow at the most rapid rate of any of the four western counties (Hampshire, Franklin, Hampden, Berkshire). A summary of the findings is provided in Figure 15.

Much of this projected growth - roughly 10,000 jobs in non-manufacturing sectors - is predicated on the characteristics of the area's work force and existing firms. The County's economy is best positioned to take advantage of the large number of non-manufacturing jobs likely to be created in the region because its work force is already oriented toward these sectors (service and retail). In 1980, 67 percent of county employment, or 21,554 jobs, was concentrated in the non-manufacturing sectors (see Table 1). Projected County employment by sector is shown in Table 2.

This employment forecast can be used to estimate the likely demand for non-manufacturing space. At an estimated 250 square feet of space per employee, this suggests that a total of 2.5 million square feet of new working space would be required in Hampshire County over the 15 year period. An average of 150,000-175,000 square feet for all types of office space would therefore be absorbed each year. (However, since existing inventories of space in Western Massachusetts are not used to maximum capacity, some of this growth will be accommodated in existing space. Consequently, absorption rates for new space would be somewhat lower.)

Historically, the demand for space has been less than is projected for the next ten years. Between 1970 and 1980, County employment in the non-manufacturing sectors using office space (services, financial/insurance/real estate, transportation etc., government, other) grew by 4,250 jobs (see Table 1). Translated into new space, this growth represented roughly 1,060,000 square feet (assuming 250 square feet per employee), or an average absorption of 106,000 square feet per year.

Figure 15

Western Massachusetts Employment Forecast

THE FUTURE

The Massachusetts Economic Policy Analysis Project has used an econometric model system to generate a forecast of employment and related indices for the four counties comprising western Massachusetts — Hampden, Berkshire, Hampshire, and Franklin.

Highlights of the forecast include a growth rate of approximately 20% (67,000 jobs) in the four-county region between 1981 and 1996. All of this growth will be in the non-manufacturing sectors (Figure 7, and Table 1). In addition;

There should be an increase in non-manufacturing jobs of 28%.

Employment in the non-manufacturing sectors will include an increase of 32% in finance/insurance/real estate, 30% in wholesale trade, and 40% in service sector employment.

While overall manufacturing job growth is forecast to be negligible, employment in 10 of 18 major sectors should grow, while employment in eight others should decline.

Many mature, traditional sectors of the region's manufacturing economy will remain strong in the years ahead. Fabricated metals and non-electrical machinery should grow by 2,000 new jobs by 1996. Employment in paper, printing and publishing, and chemicals should remain stable or grow slowly.

The fastest growing manufacturing sector will be plastics (SIC 30), in which employment should increase by almost 50% (2,000 jobs).

The overall diversity of the region's economy should cushion predicted declines in several sectors, principally heavy electrical equipment, food, and apparel.

The region should benefit from the fact that its business costs are relatively low in comparison to national averages. Wages in important manufacturing and service sectors are currently 10% or more below national averages and are expected to decline relatively in the decade ahead.

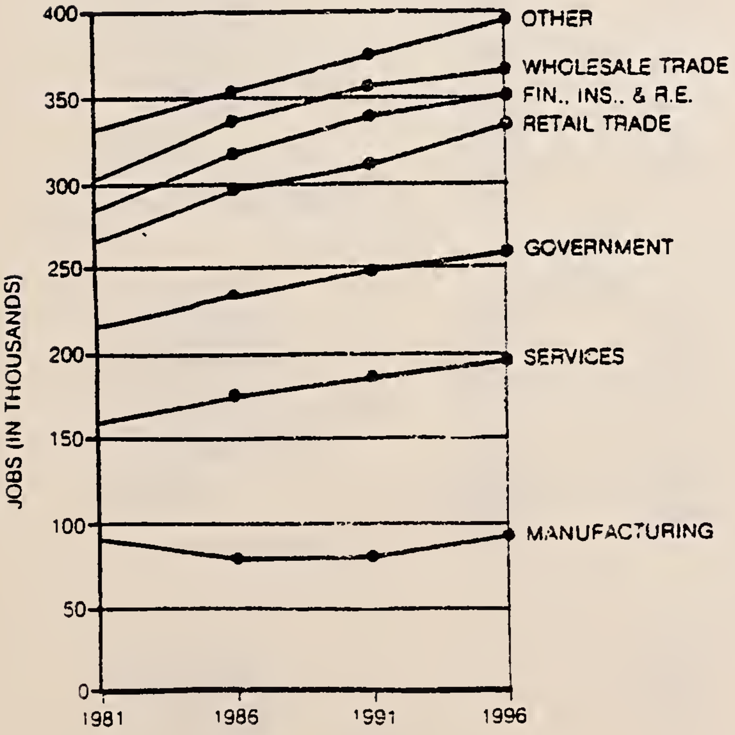
The four counties vary in their forecasted employment growth. Hampshire County is likely to grow at the most rapid rate of the four. The Berkshire County economy shows some weakness in its manufacturing sectors.

Employment growth in western Massachusetts should keep pace with growth in the state as a whole, though its composition will differ Durables employment in the region should not match forecast growth for the state, while employment in the non-durables sector should remain stable despite a decline in the rest of the Commonwealth. Non-manufacturing jobs will grow at a rate equal to that of the state.

The changing mix of employers suggests a changing mix of job opportunities in the coming decade, with the number of jobs in office, sales, clerical, and certain professional occupations growing more rapidly than many craftsman and manufacturing operative positions.

The forecast can be improved by the contributions of informed economic development practitioners who will continue to add their opinions and firsthand knowledge of the region being modeled.

WESTERN MASSACHUSETTS EMPLOYMENT FORECAST 1981-1996



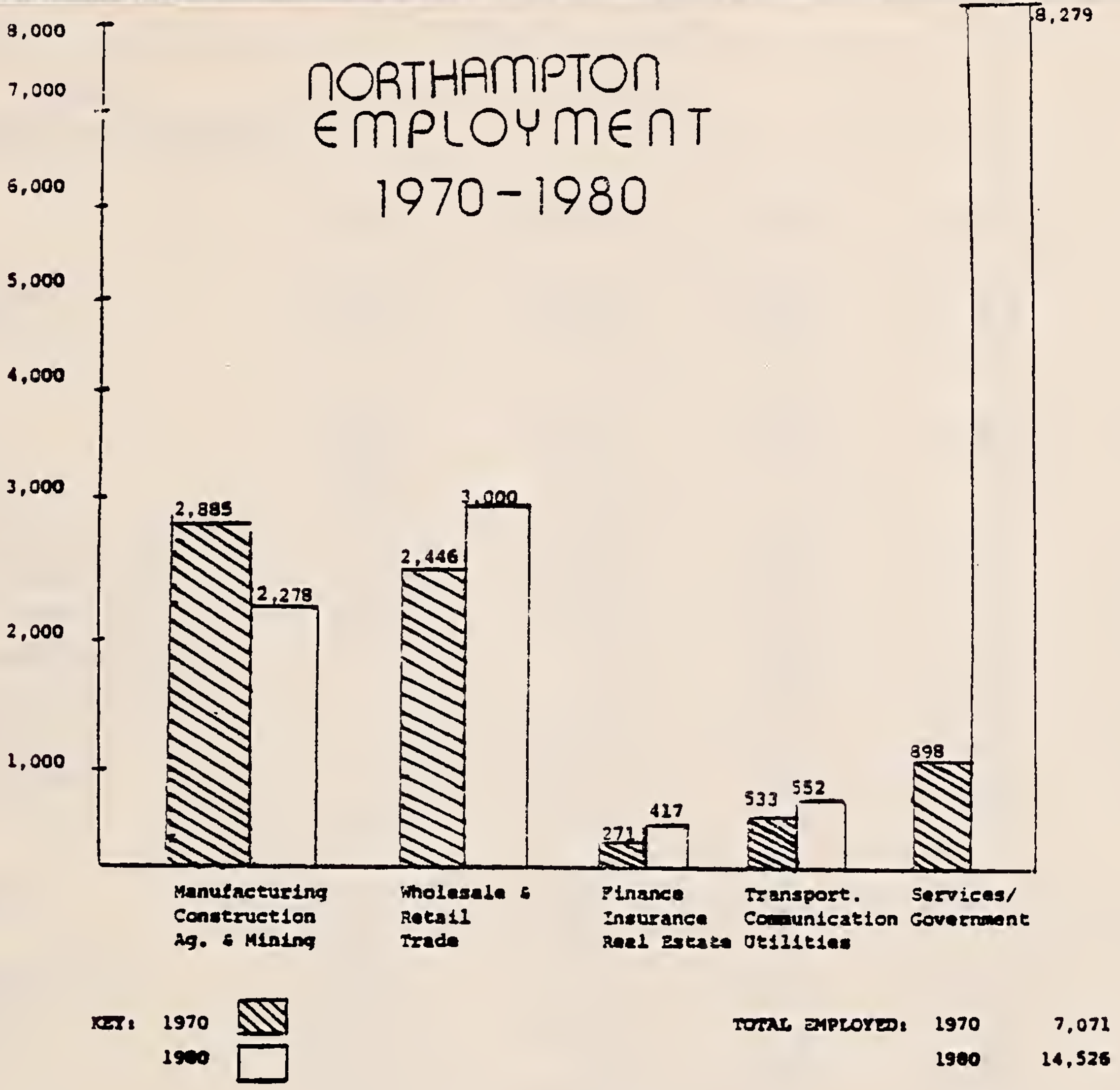
WESTERN MASSACHUSETTS NET JOB CREATION, 1981-1996

NON-MANUFACTURING		+66,400
FINANCE, INSURANCE, REAL ESTATE	+ 5,300	
RETAIL TRADE	+14,400	
WHOLESALE TRADE	+ 3,700	
SERVICES	+30,300	
ALL OTHERS	+12,700	
MANUFACTURING		
DURABLES		+ 300
FABRICATED METALS	+ 700	
NON-ELECTRICAL MACHINERY	+ 1,200	
ALL OTHERS	−1,600	
NON-DURABLES		−100
PLASTICS	+ 2,000	
ALL OTHERS	−2,100	
TOTAL NET JOB CREATION		+66,000

Source: Western Mass. Economic Study, January 1984

Table 1

Employment by Sector 1970-1980 Northampton, Hampshire County, Hampden County



TOTAL EMPLOYED: 1970 7,071
1980 14,526

1970

	Northampton # of employees	Northampton % total	Hampshire County # of employees	Hampshire County % total	Hampden County # of employees	Hampden County % total
Ag. & Mining	38	-	107	-	363	-
Construction	374	5%	1,039	4%	6,573	4%
Manufacturing	2,511	36%	9,438	37%	58,787	40%
Wholesale Trade	{2,446	35%}	716	3%	8,385	6%
Retail Trade			5,839	23%	30,317	21%
Transp., Comm. utilities	533	7%	834	3%	7,693	5%
Finance, Insurance, Real Estate	271	4%	811	3%	9,837	7%
Services	898	13%	6,780	26%	24,975	17%
Other			47	-	144	-
TOTAL:	7,071	100%	25,611	100%	147,074	100%
# of establishments:	551					

1980

	Northampton # of employees	Northampton % total	Hampshire County # of employees	Hampshire County % total	Hampden County # of employees	Hampden County % total
Ag. & Mining	49	-	139	0	365	0
Construction	301	2%	1,026	3%	5,308	3%
Manufacturing	1,928	13%	9,209	28%	60,343	35%
Wholesale Trade	{3,000	21%}	676	2%	9,059	5%
Retail Trade			8,832	27%	34,107	20%
Transp., Comm. utilities	552	4%	1,171	4%	7,442	4%
Finance, Insurance, Real Estate	417	3%	1,215	4%	17,987	10%
Services	4,575	32%	10,111	31%	39,873	23%
Other	govt. 3,704	25%	225	1%	693	0
TOTAL:	14,526	100%	32,604	100%	175,177	100%
# of establishments:	729					

% Change

	Northampton	Hampshire County	Hampden County
Ag. & Mining	-(5%)	30%	1%
Construction	-(20%)	-(1%)	-(19%)
Manufacturing	-(23%)	-(2%)	3%
Wholesale Trade	{27%}	-(6%)	8%
Retail Trade		51%	13%
Transp., Comm., utilities	3%	40%	-(3%)
Finance, Insurance, Real Estate	54%	50%	83%
Services	409%	49%	60%
Other	-	379%	381%
TOTAL # EMPLOYED:	105%	27%	19%

Source: Business and Economic Profile City of Northampton, Spring 1985

Table 2

Hampshire County Employment Forecast

EMPLOYMENT TABLE.
(IN THOUSANDS OF PEOPLE)

	1971	1976	1981	1986	1991	1996
MANUFACTURING	8.279	7.886	7.835	8.453	8.746	9.020
AS % OF U.S.	.045	.041	.039	.042	.043	.043
DURABLES	2.813	3.247	3.096	3.465	3.694	3.909
LUMBER(24)	.291	.173	.144	.140	.125	.110
FURNITURE(25)	.028	R	R	R	R	R
STONE, CLAY, ETC. (32)	R	.016	.063	.087	.112	.122
PRIMARY METALS(33)	.371	.796	.818	.978	1.148	1.259
FABRICATED METAL(34)	.366	.320	.434	.467	.523	.575
NON-ELEC MACHINE(35)	R	R	.206	.203	.221	.225
ELECT. EQUIPMENT(36)	R	R	R	R	R	R
TRANS. EQUIP. (37)	R	0.000	0.000	0.000	0.000	0.000
INSTRUMENTS(38)	R	.588	.049	.049	.049	.049
MISC. MANUF. (39)	1.115	.913	R	R	R	R
NONDURABLES	5.466	4.639	4.739	4.988	5.051	5.111
FOOD(20)	.311	.299	R	R	R	R
TOBACCO MANUF(21)	.135	R	0.000	0.000	0.000	0.000
TEXTILES(22)	1.096	.812	R	R	R	R
APPAREL(23)	R	R	.332	.315	.289	.270
PAPER(26)	1.716	1.329	1.297	1.403	1.440	1.445
PRINTING(27)	.268	.376	.564	.671	.724	.800
CHEMICALS(28)	.805	R	.646	.543	.483	.455
PETRO PROD(29)	0.000	.010	.005	.005	.005	.005
RUBBER(30)	.345	R	.778	.970	1.101	1.207
LEATHER(31)	R	0.000	0.000	0.000	0.000	0.000
NONMANUFACTURING	31.758	35.563	40.248	45.468	50.820	54.436
AS % OF U.S.	.054	.054	.053	.054	.055	.056
MINING	R	.021	.004	.005	.005	.006
CONT CONSTRUCTION	1.477	1.050	R	R	R	R
TRANSPORT + PUB UT	.932	1.046	R	R	R	R
FINANCE, INS, + RE	.748	1.017	1.270	1.544	1.706	1.836
RETAIL TRADE	4.907	6.781	7.890	9.356	10.714	11.492
WHOLESALE TRADE	.508	.620	.778	.971	1.155	1.264
SERVICES+	R	9.450	11.462	14.165	15.801	16.727
GOVERNMENT	13.894	15.578	16.640	17.061	18.896	20.502
FEDERAL	1.944	1.912	2.190	2.379	2.483	2.555
ST AND LOCAL	11.950	13.666	14.450	14.682	16.413	17.946
NON AG WAGE+SAL EMP	40.037	43.449	48.083	53.921	59.566	63.457
AS % OF U.S.	.052	.051	.050	.052	.053	.053
PLUS AGRICULTURE	.857	.814	.864	.937	1.015	1.072
TOTAL EMPLOYMENT	40.894	44.263	48.947	54.858	60.581	64.528
AS % OF U.S.	.052	.051	.050	.052	.053	.053

Source: Western Mass. Economic Forecast, December 1983

b) Short Term Trends

For the next five years, it is unlikely that all the potential office space at the hosiptal site could be absorbed if the entire amount or even a large portion were made immediately available, according to the UMass study. Expansion of office space over the last three years in downtown Northampton and in the vicinity has brought about a real estate boom with new developments in 1984 creating 100,000 square feet of new or renovated office space. This inventory is estimated to absorb much of the current demand for space. With this recent expansion, Northampton's total inventory approached 500,000 square feet by early 1985. As the potential office space at the surplus property is some 500,000 square feet in the Main Complex, redevelopment of the entire amount for office use would double the supply of downtown office space. In December 1985, Northampton realtors estimated the City's overall office vacancy rate at roughly 20 percent, and new office space at higher rates.

The City of Northampton's inventory of office space is concentrated mostly in the immediate downtown (on or adjacent to Main Street) and near local institutions, particularly the hospitals. There are no office parks comparable to those in the Boston metropolitan area and the demand is generally for small units of space (an average of 1,000 to 2,000 square feet). Average rental rates in December 1985 were approximately $10 (net) per square foot in the downtown proper for over 1,000 square feet of space, decreasing to $7-$8 per square foot off Main Street and away from the city center. Average rents for older office space were estimated at $4-$5/square foot by one local realtor.

Other developments outside Northampton have added and will continue to add to the supply of prime office space. Amherst is a major competitor. The U Mass study cited a recently proposed development that would have generated over 35,000 square feet, estimated to lease for $12-$14/square foot (late 1984-early 1985). This would have increased the City of Amherst's inventory by 20 percent at a cost nearly double the 1984 average rent. Although the proposal was not approved by the Town, it demonstrates the interest of investors and developers in the area.

The major office development center in the area is located in Springfield, 20 miles to the south. In 1984, Springfield experienced a downtown building boom resulting in a seven year supply of vacant office space at recent absorption levels, according to the U Mass study. Presently, with a total supply of space at over 1.6 million square feet, there are more than 440,000 square feet of vacant space (or a 27.2 percent vacancy rate), at rents ranging from $10 to $16 a square foot, with an average gross rental of $12.30 (New England Real Estate Directory, Winter 1985).

B. Industrial Market

1) Summary

From 1970 to 1980, Northampton experienced a 23 percent decline in the number of manufacturing jobs. During the same period, nevertheless, new industrial space has been developed, particularly in the City's industrial park, almost fully occupied. Current projections show a demand in Northampton for approximately 10 acres a year of additional industrial land. However, as a result of the surge in Northampton's commercial and residential development, industrial land and buildings are being used for non-industrial purposes. In light of the success of the industrial park and the decline in available industrial land and buildings, it appears that local or regional firms could be attracted to the hospital site.

2) Market Conditions

a) Long Term Trends

As for the analysis of the office market, a review of trends in area employment can give a general idea of the likely future demand for space. In Northampton, manufacturing employment has declined more sharply than for the county as a whole. Between 1970 and 1980, manufacturing employment in Northampton experienced a 23 percent decline, or 583 jobs (see Table 1), whereas employment in the balance of Hampshire County declined by only 2.5 percent. In neighboring Hampden County, employment increased by 2.6 percent (a gain of 1,556 jobs). Nevertheless, certain manufacturing sectors in the area continued to grow while others declined. Table 3 shows a breakdown of manufacturing as well as other sector employment for the Northampton area (here the Franklin-Hampshire Service Delivery Area) between 1982 and 1984. During that time, there was a nearly tenfold increase in the instruments sector (from very little representation at 72 employees to over 700) and growth in

Table 3

Franklin-Hampshire Service Delivery Area Employment by Industry

Calendar Years 1982 and 1984 First Quarters

INDUSTRY DIVISIONS AND MAJOR GROUPS	1982 1ST Quarter	1984 1ST Quarter	Absolute Change 82-1 TO 84-1	Percent Change 82-1 TO 84-1
Total Employment	69,361	69,415	54	0.1
Private Employment	49,792	52,656	2,864	5.8
Agriculture, Forestry & Fishing	573	607	34	5.9
Mining	15	15	0	0.0
Construction	1,261	1,740	479	38.0
Manufacturing	15,468	15,313	- 155	- 1.0
Durable Goods	8,302	7,138	- 1,164	- 14.0
Primary Metals	893	769	- 124	- 13.9
Fabricated Metals	1,015	1,053	38	3.7
Machinery, Except Electrical	4,052	2,863	- 1,189	- 29.3
Metalworking Machinery & Equipment	3,790	2,567	- 1,223	- 32.3
Instruments	72	762	690	958.3
Optical Instruments & Lenses	3	684	681	22700.0
Miscellaneous Manufacturing	1,430	830	- 600	- 42.0
Nondurable Goods	7,166	8,175	1,009	14.1
Textile Mill Products	1,240	1,146	- 94	- 7.6
Paper & Allied Products	2,348	2,654	306	13.0
Printing & Publishing	933	1,140	207	22.2
Rubber & Miscellaneous Plastic Prod.	1,103	1,665	562	51.0
Transportation, Communication, Public Util.	2,127	2,103	- 24	- 1.1
Wholesale Trade	1,309	1,580	271	20.7
Retail Trade	11,670	12,935	1,265	10.8
Food Stores	2,265	2,847	582	25.7
Eating & Drinking Places	3,967	4,194	227	5.7
Finance, Insurance & Real Estate	2,082	1,996	- 86	- 4.1
Banking	1,198	1,011	- 187	- 15.6
Services	15,283	16,367	1,084	7.1
Business Services	1,080	1,204	124	11.5
Miscellaneous Business Services	702	724	22	3.1
Health Services	5,089	5,120	31	0.6
Hospitals	2,554	2,388	- 166	- 6.5
Educational Services	4,652	5,050	398	8.6
Social Services	1,409	1,591	182	12.9
Government	19,568	16,758	- 2,810	- 14.4
Federal	1,614	1,633	19	1.2
State	8,923	6,977	- 1,946	- 21.8
Local	9,031	8,148	- 883	- 9.8

SOURCE: Massachusetts Division of Employment Security (DES), Labor Area Research Department, Employment and Wage Summary, (ES-202).

Source: Business and Economic Profile, City of Northampton, Spring 1985

the non-durables sector (14 percent). Within non-durables, rubber and plastic products experienced 50 percent growth and printing increased by 22 percent. Fabricated Metals, historically an important manufacturing sector in the region, experienced relatively stable employment (3.7 percent growth). Non-durable manufacturing has traditionally been the major manufacturing sector in Northampton.

Although manufacturing employment in Hampshire County and the City has declined in the past, it is expected to remain stable to 1996, and growth is expected in several sectors that have traditionally been strong in the area, as forecast by the Western Massachusetts study. These include plastics, non-electrical machinery, and printing (see Table 2). The plastics industry is expected to be the fastest growing industry in the region, with a projected increase in employment of 50 percent over the 1981-1996 period.

Based on these projections, a forecast of demand for industrial space in the County prepared by the WestMass Area Development Corporation (WMDC) estimated a need for an additional 160 acres of land for the fifteen year period, or an average of 10 acres a year (see Table 4).

WMDC also arrived at this estimate of demand based on historical trends. It estimated past absorption rates for industrial land in the region (including Hampshire and Hampden Counties, and Enfield, Conn.) at between 100 and 120 acres per year. Because of on locational characteristics, WMDC predicted that Hampshire County could capture 5 to 10 percent of the region's total demand, or 6 to 12 acres a year. By 1984, virtually all new industrial development in the county was concentrated in Northampton's industrial park with an absorption rate of 7.8 acres per year, according to City records. Therefore, it can be expected that Northampton would continue to capture this share of growth.

b) Short Term Trends

According to the Western Massachusetts study ("Current Economic Conditions", September 1983), there is limited readily available industrial space in the region, at rents from $1.75 to $4.00 per square foot (in December 1985), depending on type of space and location. However, the region has sufficient raw industrial land to accommodate growth for the immediate future. As of 1982, there were 1,355 acres available for industrial development in Hampshire, Hampden, and Franklin counties, and in 1984 (the year for which the most recent information is available), close to 3,000 acres in 35 industrial parks were available, according to City reports.

Table 4

Projected Demand for Industrial Space - Hampshire County 1982-1996

	NON-ELEC. MACHINERY	PRINTING	WHOL. TRADE	OTHER MFG.	SERVICE	NON-MFG.	TOTAL
YEARS 1982-1986							
NEW JOBS	-3	107	193	514	2703	2424	5938
SQ. FT.	0	53,500	193,000	257,000	202,725	181,800	888,025
ACRES	0.00	9.83	35.45	47.20	37.23	33.39	163.09
YEARS 1987-1991							
NEW JOBS	18	53	184	222	1636	3532	5645
SQ. FT.	9,000	26,500	184,000	0	122,700	264,900	607,100
ACRES	1.65	4.87	33.79	0.00	22.53	48.65	111.50
YEARS 1992-1996							
NEW JOBS	4	76	109	194	926	2581	3890
SQ. FT.	2,000	38,000	109,000	0	69,450	193,575	412,025
ACRES	0.37	6.98	20.02	0.00	12.75	35.55	75.67
YEARS 1982-1996							
NEW JOBS	19	236	486	930	5265	8537	15473
SQ. FT.	11,000	118,000	486,000	257,000	394,875	640,275	1,907,150
ACRES	2.02	21.67	89.26	47.20	72.52	117.59	350.26

Assumptions Within Baseline Demand Projection

1. Jobs
   - Taken directly from four county projections by UMass model.
   - Non-Manufacturing includes finance, insurance, real estate.
2. Square Footage - Assumes: Manufacturing @ 500 S/F/employee
   Wholesaling @ 1,000 S/F/employee
   Non-Manufacturing @ 250 S/F/employee
   Assumes: 20% of employment will be absorbed by existing capacity.
3. Acreage - Assumes: Manufacturing and Wholesaling at 20% coverage density.
   Non-Manufacturing at 50% coverage density.

Baseline Demand is a function of the national economy following the course projected by the DRI model, the regional economy following a course projected by the MEPA model, and local development activity sustained at historic levels.

Source: Prepared by West Mass. Area Development Corp., 1984

In Hampden County, communities such as Holyoke and Chicopee have an excess of old mills in which manufacturing space is available, at typical rents of $1.50 -$3.00 per square foot in 1984. Nevertheless, these mills have limitations for use, as access to upper floors is difficult, the spaces are very large, and the costs of sub-dividing are high. Consequently, most users are those requiring between 20,000 and 50,000 square feet -firms of the "second generation" moving from a small industrial building to a larger one. Smaller users are not easily accommodated in this type of space. In Holyoke, approximately ½ million of the 8 million square feet of industrial space was available in 1984. In Westfield, over 100,000 square feet of industrial space was available at rents ranging from $3.50 to $12.00 a square foot. Much of this space is located in the Westover Air Force Base Industrial Park and is ready for occupancy.

In the City of Northampton, however, the supply of inexpensive industrial space is nearly exhausted, according to City records. Many industrial buildings have been converted to higher-priced residential and commerical uses. For example, the Silk Mill (the Danco Building in Florence), a 38,000 square foot former mill, was converted into apartments, condominiums and some offices. A 25,000 square foot mill in Leeds was converted to apartments in 1975. Two major industrial buildings containing 60,000 square feet in Florence are now zoned for general business. Most recently, the Brassworks, a 60,000 square foot building in Williamsburg, was renovated for retail and office use. Initially, some space was available for $4.50 a square foot and currently the range is $5.50-$8.50 a square foot.

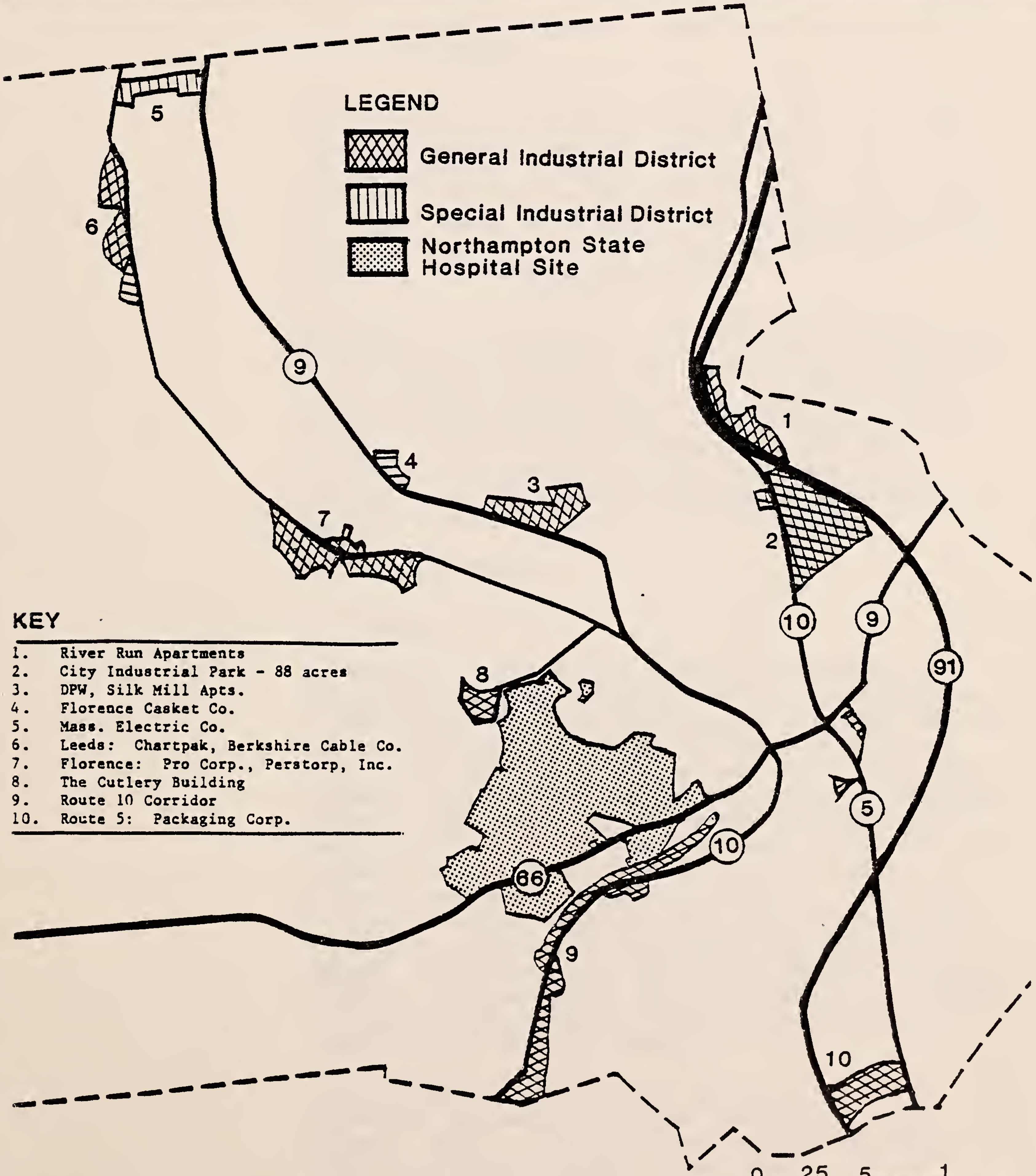
The major industrially zoned parcels in the city and their current uses are shown in Figure 16. The major properties still used for industrial purposes include the following:

* Northampton Industrial Park: A city-owned and managed industrial park, it contains 88 acres housing some 12 firms and 500 employees. The industries include wholesale trade, fabricated metals, instruments, food and beverage, industrial ceramics, and construction.

* Cutlery Building: 39,000 square feet of space for industrial and office uses.

* Independence Hall: Located in Florence, it is leased to small firms on flexible terms and serves as the primary local incubator. There is currently a waiting list.

Figure 16 Industrially Zoned Land **NSH**


LEGEND
▩ General Industrial District
▥ Special Industrial District
▒ Northampton State Hospital Site
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KEY

1. River Run Apartments
2. City Industrial Park - 88 acres
3. DPW, Silk Mill Apts.
4. Florence Casket Co.
5. Mass. Electric Co.
6. Leeds: Chartpak, Berkshire Cable Co.
7. Florence: Pro Corp., Perstorp, Inc.
8. The Cutlery Building
9. Route 10 Corridor
10. Route 5: Packaging Corp.

Source: City of Northampton Planning Department

- Bus Garage (Service Center Road): 10,000 square feet of space.

- Various facilities: Owned by and housing one firm exclusively.

Some amount of industrial land in the City is located in small pockets in primarily residential areas and other industrially-zoned parcels lack sufficient utilities to support industry, according to City information. As of December 1985, only two existing facilities (the Cutlery Building, almost fully leased, and the bus garage) and a six acre parcel of land at the City industrial park were available for immediate occupancy.

In light of the availability of industrial land and buildings in the region, it appears that to foster growth in the manufacturing sectors, the City would require not only an adequate supply of land or space, but one that could also effectively compete with surrounding areas in terms of cost, availability, utilities, and other amenities. The market for industrial space at the hospital site can be further examined as development guidelines are formulated.

C. Housing Market

1) Summary

Between 1970 and 1980, the number of housing units in Northampton increased by 19 percent, as the population living outside the major institutions increased, and the average household size decreased from 2.73 to 2.33. Since 1980, the rate of housing unit growth has slowed somewhat, according to City building permit information. Moreover, the demand for housing has been higher than ever, as evidenced by a rental vacancy rate of only 1-1½ percent, and the steady increase in rents and sales prices at the rate of 15 percent or more a year. With the revitalization of Main Street, the City has become especially attractive to people from throughout the region, and a shortage of affordable housing has begun to develop. This has caused particular concern to long term residents of Northampton who may have to relocate in order to find affordable housing.

In this context, it is likely that there will be a strong market for any housing built at the hospital site. However, there is a specific need to focus on housing for people of low and moderate income, clients of the Department of Mental Health, and possibly those elderly who are over the income eligiblity requirements for the City's subsidized housing. All the aforementioned groups require affordable housing that is steadily disappearing in Northampton.

2) Market Conditions

There is widespread agreement among city officials and realtors that the housing market in Northampton began to change dramatically in the early 1980s. Supply has not kept pace with the demand, and as a result, prices have been increasing by at least 15-20 percent per year, and the rental vacancy rate is only 1 percent. In addition, large rental units are disappearing as buildings are subdivided into smaller units to meet the demand from the growing number of small households.

The population of Northampton has been remarkably stable since the end of World War II - hovering between 29,000-30,000 residents, of which approximately 15 percent have historically been in the major institutions such as the State Hospital, the Veterans Administration Hospital and Smith College. Between 1970-1980, the population actually fell from 29,664 to 29,286, but during the same period the number of housing units increased by 19 percent from 8,940 to 10,660. The drop in population was largely caused by the drastic reduction in the number of patients at Northampton State which fell from 2,004 in 1970 to only 271 in 1980. Even accounting for this change, the City's household size was shrinking from 2.73 to 2.33. New units were therefore required to house the same number of people as well as the increase in the non-institutionalized population.

Despite this growth in households, housing prices in Northampton remained fairly moderate in the 1970s. Although there was some demand for housing, it was not sufficient to raise prices to the level of new construction costs; thus, the low prices discouraged new construction. The average sales price of single-family homes in 1980 was $44,000 and the rents for one to three bedroom apartments were in the range of $250-$400 a month.

Since 1980, with the surge of development activity on Main Street, and the continued "ex-urban" growth throughout Hampshire County (the population of Hampshire County increased by 12% between 1970-1980), the City has continued to grow. It has become a uniquely attractive city in the region and under the pressure of demand, housing prices have responded by increasing at a rate of almost 15 percent a year since 1980. The average sales price in 1984 was over $70,000, compared to almost $83,000 in 1985, according to area realtors. Houses located in the most recently constructed subdivisions that were developed and sold in 1985 were priced at $100,000-$180,000 -- a further indication of activity at

the upper end of the market. Since 1982, seven new subdivisons have been approved by the City, resulting in the construction of some 170 units, with approximately 50 remaining to be built. The largest of these projects (Fairway Village) was developed as condominiums, but the rest are conventional single-family homes. Because of the availability of land for new construction, zoning limitations, and consumer preferences, there has not yet been much development of condominiums in Northampton. If housing demand continues as it has, however, conversions may being to occur.

The same pattern of 15-20 percent annual price increases can be seen in the private rental markets. By 1983, there were virtually no units available for less than $300 a month, and in 1985 over half the apartments surveyed by the City Planning Department were renting for more than $500 per month (see Table 5). Also, by 1985 there had been a sharp drop in the number of three-bedroom apartments. In 1983, the City contained at least 70 three-bedroom units, but by 1985, only 26 were counted, half of which were single family houses. This was evidence that buildings have been subdivided by their owners into smaller units, thereby reducing the supply of apartments for larger families.

The demand for housing in Northampton, which has driven up the prices for both new and existing units, appears to originate from substantial numbers of people who would like to move into the city. Meanwhile, since many of the commercial and service jobs in Northampton pay fairly modest salaries, there is a growing problem of long term residents having to move out of the city to find affordable housing. The City Planning Department has identified a concern about this turnover in the housing stock, which unintentionally is causing the departure of many young people who may have grown up in Northampton but can no longer afford to live there.

Subsidized Housing

The demand for housing from lower-income residents can be seen in the waiting lists at the Northampton Housing Authority, especially for the non-elderly and those seeking rental assistance. These lists could always be higher, but many people are discouraged by the long wait and the difficult market. The Authority has 138 apartments for families and 96 rent subsidy certificates, but there are currently 367 people on the waiting lists for these units.

Table 5

Rental Housing in Northampton 1983-1985

Apartment Size	Percentage of Units within Gross Rent Categories					
	$200-300	$300-400	$400-500	$500-600	$600-700	$700-800
1 Bedroom						
1983	8%	79%	13%			
1985	0	0.7%	98.6%	0.7%		
2 Bedroom						
1983		51.5%	44%	4%	0.5%	
1985		0.4%	90.2%	9.4%		
3 Bedroom						
1983		12%	47%	37%	4%	
1985		0	0	50%	30.7%	19.3%

Source: Surveys conducted by the Northampton housing Authority and Office of Planning and Development

The problem for the rental assistance programs is that, except for a few three-bedroom units, there are virtually no apartments that fall within the range of the allowable "fair market rent" levels (only 3.7 percent fall within this level, according to the Planning Department survey). Consequently, without significant increases in the maximum rents that the programs will subsidize, many families are unable to use the certificates they are awarded. Given the attractiveness of the Northampton housing market, it seems likely that the "gentrification" process will continue, whereby lower-income families will be priced out of the City and forced to look elsewhere for housing.

The Elderly

There are presently 50 units of housing for the elderly under construction by the Northampton Housing Authority, which will be completed in the Spring of 1986. According to the Authority's figures, it will then have a total of 462 units of elderly housing, and a waiting list of less than 100. There is thus some evidence that the need for housing for the low-income elderly is almost being met.

The percentage of Northampton's population over 65 years of age increased slightly from 1970 to 1980 to 14 percent and was higher than the average for Hampshire County and the State. Lozano, White and Associates, in its hospital re-use study, found evidence in the Springfield/Holyoke SMSA of a significant number of elderly homeowners with less than median incomes and houses worth more than the median value. Although not quantified, there is a continued impression in the city that there may be numerous "house-poor" elderly homeowners in the Northampton area who would not be eligible for public housing, due to higher income, but would be willing to sell their homes if there were other attractive housing options available, such as a retirement community. In that case, some of these large homes could be made available for large families or for conversion to multi-family use.

Department of Mental Health Clients

There are currently 110 DMH clients living in various residential programs in Northampton, including approximately 30 who live in their own apartments, but have regular visits by DMH staff and 33 mentally retarded clients living in 15 buildings throughout the City. The DMH Area Office has identified 85 clients who need housing subsidies; 10 clients who are presently homeless; and 51 clients who are now at risk of having severe housing problems in the near future due to threatened rent increases or their own difficulties in maintaining independent housing. The Area Office estimates that half of these clients will need fairly intensive DMH services in addition to the housing subsidies.

In addition, there is always turnover as clients leave the hospital or leave a DMH residential program but still need subsidies in order to live in private housing. As with other area residents, Northampton is a very attractive community to many DMH clients and the requests to relocate into the City far exceed the capacity of the existing programs.

Sources of Information: Office and Industrial Markets

Publications:

1) City of Northampton, Business and Economic Profile, Spring 1985.

2) Lozano, White and Associates, Northampton State Hospital Re-Use Plan: Phases 1-5 Reports, 1981-1982; Final Report, March 1982.

3) New England Real Estate Directory, Winter 1985.

4) Northampton Redevelopment Authority, Memoranda prepared by Penelope Kim, Economic Development Coordinator, January 18, 1984; August 1984; January 17, 1985; January 29, 1985.

5) University of Massachusetts Center for Economic Development, Northampton State Hospital Redevelopment Strategy, March 1984.

6) Western Massachusetts Economic Development Conference, Western Massachusetts Economic Development Study (5 Volumes), University of Massachusetts Center for Economic Development, January 1984.

Interviews mid-December 1985 - early January 1986:

1) Donald Binns, WestMass Area Development Corporation, Springfield

2) Gene Bunnell, Dirertor, Office of Planning and Development, City of Northampton

3) Robert Borawsky, Alexander W. Borawsky, Inc., Northampton

4) Jim Cope, Cope and Associates, Amherst

5) Patrick Goggins, Goggins and Whalen Agency, Northampton

6) Penelope Kim, Economic Development Coordinator, Northampton Redevelopment Authority

7) Samuel Seskin, Director, University of Massachusetts Center for Economic Development, Amherst

Sources of Information: Housing Market

Publications:

1) Bureau of the Census, 1980 Census of Population and Housing. Congressional Districts of the 98th Congress Part 23: Massachusetts March 1983.

2) Lozano, White and Associates, Re-Use Plan for Northampton State Hospital: Phases 1-4, Final Plan 1981-82.

3) Massachusetts Department of Mental Health, Franklin/Hampshire Area Office, Memorandum regarding clients with housing needs, December 27, 1985

4) Northampton Housing Authority, Correspondence regarding waiting lists and NHA units. December 17, 1985.

5) Northampton Office of Planning and Development, "Community Profile: Population, Income and Housing Characteristics, Spring, 1985.

Interviews December 1985 - January 1986:

1) Gene Bunnell, Director, Northampton Office of Planning and Development

2) Joseph Laplante, Housing Coordinator, Northampton Office of Planning and Development

3) George O'Brien, Executive Director, Northampton Housing Authority

4) Elizabeth Jones, District I Manager, Mass. Department of Mental Health

5) Mark Refowitz, Associate Area Director, Franklin/Hampshire Area DMH

VII. Previous Studies

This section summarizes the two previous studies of the hospital site prepared for the City of Northampton. Included are their recommendations for development of various portions of the property. Some of the site assessments have been included in previous sections, as noted.

A. Lozano, White and Associates

The Northampton State Hospital Re-Use Plan prepared by Lozano, White and Associates in 1982, was developed through a five-phased planning project. The Lozano, White study reviewed and analyzed the site, examined re-use options with respect to market feasibility and recommended preliminary implementation strategies.

The Lozano, White study focused on the Main Complex parcel as a prime site for industrial, office, residential or conference center use. Parcel D was recommended for light industrial or office use. (It was not seen as a feasible housing site due to the location of the county jail across the road.) The Memorial Complex was recommended for housing once DMH no longer needed it. Most of the remaining land was recommended to be preserved for open space or agricultural use.

In its analysis of the re-use potential of the Main Complex buildings, the study determined that the construction features of the Main Complex Buildings present structural and economic difficulties for viable renovation. Therefore, a certain amount of demolition may be required in order to make redevelopment more feasible. The front of the Administrative Building and the first North and South Wings were recommended to be retained. The smaller buildings (shops, garages, piggery, barns, etc.) on the Main Complex parcel (Parcel A) may eventually need to be demolished to allow for more flexible development alternatives on this site. However, many of the smaller buildings could be readily renovated and used by small businesses. These buildings, the study concluded, should be retained for interim use until the land is required for new development and space to relocate the firms becomes available elsewhere.

Access to the site was identified as a critical factor which must be addressed before any redevelopment takes place. The study suggested several access and circulation changes to accommodate new uses (see Section V).

The Lozano, White study explored six development alternatives for the Main Complex.

1) Industrial/Office Re-use of the Main Building: The 400,000 square foot Main Complex was divided into nine development packages ranging in size from 16,000 to 52,000 square feet, which could be used for small offices and laboratory space. The area behind the Main Complex could support 5 parcels (four 2-3 acre parcels and one 5 acre parcel), with a total potential floor area of up to 200,000 - 300,000 square feet, assuming demolition of the maintenance buildings.

2) Maximum New Construction: In this option, all but the central core building, two wings of the Main Complex, and the North Infirmary are demolished, allowing for new construction around the remaining structures. This would yield 60 acres, for a maximum of 800,000 square feet of space plus an additional 200,000 square feet behind the Main Complex.

3) Mixed Uses (industry/office and housing): The Nurses' and South Homes would be demolished to yield a five acre site south and east of the Main Complex for 24 luxury condominium units. The rest of the site could be used for industry or office space.

4) Housing: The entire Main Complex could be used for multi-family, apartment, or condominium housing. By including the five acre parcel described above, a total of 240 units could be constructed.

5) Retirement Community: Similiar to the housing option, a 200 unit retirement community including medical, recreational, and group facilities could also be developed.

6) Conference Center: The possibility of a Conference Center was briefly assessed.

B. University of Massachusetts Center for Economic Development

The Northampton State Hospital Redevelopment Strategy prepared by the Center for Economic Development, University of Massachusetts at Amherst ("UMass study") in March 1984 focused on the re-use potential of the Main Complex and Parcel D for mixed industrial and office development.

The study divided the hospital buildings into different categories based on their potential and costs for re-use and recommended a phased development of the buildings. First, the smaller out-buildings (roughly 90,000 square feet) were identified for immediate occupancy for small manufacturing firms and office users. Second, the former dormitories could be converted to offices, but as they entailed higher renovation cost, could be seen as a second phase. Third, parts of the Main Complex building could be renovated at higher cost to office use. Containing about 147,000 square feet, they could be linked to provide expansion space for adjacent occupants or could be developed separately. Buildings least amenable to re-use due to small spaces and high renovation costs include 172,000 square feet of vacant wards (at an estimated $60 a square foot in 1981, the cost would equal $10 million).

Undeveloped land behind the Main Complex and Parcel D could support new construction. The study recommended that the small maintenance buildings behind the Main Complex be replaced in a phased plan, perhaps to house expanded firms who started in either those buildings or the main buildings. Once necessary infrastructure was in place, Parcel D could support a complex of new development.

The study analyzed market conditions, of which some of the findings are discussed in Section VI. Given current market conditions and projected space absorption rates, the study estimated a 10-15 year time frame to reach full occupancy at the 400,000 square foot Main Complex, unless a large non-local user were to occupy the entire space. As the study concluded that industrial space and space priced at the lower end of the market in the city were limited, industrial and small scale ("incubator") activities were identified as both desirable and feasible uses for this publicly-owned property.

The study prepared financial projections for operating expenses and revenues, for capital improvements (estimated at $6-$10 million), and for the funds that could be raised for such improvements based on surplus revenues and debt service projections. It concluded that the financial feasibility of the project would depend on significant public subsidies and availability of private capital.

The study also recommended an ownership strategy whereby the City would form a public development corporation to serve as developer, owner of a portion of the site, and property manager. This was proposed to allow the City to address needs not provided by the private market and permit a slower pace for developing the Main Complex, if necessary, than might be possible with a private developer.

VIII. Summary of Opportunities and Constraints

The previous physical and market investigations together with this report suggest a series of opportunities and constraints arising from the surplus property. Many of the constraints may be addressed, and many of the opportunities can be brought to fruition, given an effective development effort and support from the community and agencies involved. This summary can be viewed as a starting point for a productive re-use process.

Physical Concerns

Land: The size of parcels and physical character of the site are key opportunities for effective mixed re-use. The varied topography, with occasional moderate and steep slopes, provides natural sub-areas for different uses. The "hospital hill", Mill River, mature trees and open parkland provide an opportunity for maintaining and enhancing a combination of conservation, community, and economic development uses, while providing appropriate buffers to adjacent areas. Although some areas contain wet soils and slopes, much of the surplus property is without serious physical limits to re-use. The land and buildings on the property are technically capable of supporting large amounts of space. The ultimate use and scale will depend on goals for preservation of open space, market and need for new uses, and impacts on adjacent areas.

Utilities: As the site was formerly a large institution, complete utility services - gas, electricity, water, and sewer - of substantial capacity come onto the site. Additional analysis will be necessary to determine the capacity of these lines to support different levels of redevelopment. A major constraint on interim and ultimate use is the heating system: whether the central plant should be retained or individual systems installed.

Traffic and Transportation: The related issues of access and traffic may present significant constraints to development. While the site is served by county highways, nearby intersections have traffic problems which will require roadway improvements. Increased car and truck traffic on existing roads may also create or compound congestion problems. Since interstate highway access to the site is somewhat indirect, some potential users -both firms and employees - may find the site less attractive. Route 66 and Route 10 do, however, provide convenient access to I-91, the major regional highway.

Buildings: The timing as well as the type and scale of potential redevelopment will determine whether existing buildings represent opportunities or constraints. The buildings have historical significance and many impressive features as well as a unique location overlooking the city. However, most of the buildings (nearly 570,000 square feet of space) are now unoccupied and are in varying condition. If neither interim measures nor final re-uses are undertaken in the near future, the buildings may become increasingly difficult to rehabilitate in an economically reasonable manner.

It appears that the buildings may accommodate a number of uses, either residential or non-residential. However, as the Main Complex consists of a very large amount of floor area - a portion of which is broken into small spaces -it may prove difficult to reconfigure for new uses. Further, the buildings may be inefficient for new uses or energy consumption when compared to new alternatives. Renovation and new construction options must be further examined as development plans proceed. Transforming the image of retained buildings to be supportive of new uses is a further necessary step.

Public Concerns

It may be desirable to undertake re-use as a series of public-private projects, incorporating the resources and concerns of the public, community, and private sectors. Within that context, any ownership structure would require incentives and resources to phase development over a period of time, as well as responsiveness to public and community goals. Compliance with M.G.L. Chapter 7 disposition procedures, which will involve legislative approval for disposition, is also required.

Maintaining balanced economic development and housing in the City is a critical part of the overall development. It is a key role which this site can perhaps fill, as other smaller or more fragmented sites may not. Re-use of the Northampton State Hospital surplus property is, therefore, an unusual opportunity for the City as well as for the region as a whole.

Appendix A:

Building Profile

This appendix describes the conditions of surplus buildings and summarizes their re-use potential, as evaluated by the two previous feasibility studies prepared by Lozano, White and Associates and the University of Massassachusetts Center for Economic Development. A brief description of the non-surplus buildings is also included.

Surplus Buildings

The surplus buildings can be grouped into a number of similar building types: Main Complex Buildings, Former Dormitories, Maintenance and Storage Buildings, and Houses (see Figure 4, Section III); Figure A-1, Building Key, identifies each building by name and number. Details on individual buildings, including size, construction, condition, and current use can be quickly referenced in Table A-1, Surplus Building Inventory. In addition, Figure A-2 graphically summarizes the conditions of the buildings described below. Further detailed investigation of building conditions and renovation feasibility must be conducted once development guidelines are formulated.

1) Main Complex Buildings

The Main Complex includes a cluster of three to four story attached brick buildings situated on top of a hill on Parcel A1 (Buildings 001-003, 005, 006, 040, and 041; see Figure A-1). Comprising about 400,000 square feet, they were the former hospital administration offices, kitchen, six wards, employee residences, infirmaries, and ancillary facilities. The older structures, (001-003, 005, and 006), are constructed of masonry bearing walls and wood frame with slate roofs, while the newer structures (040 and 041), are constructed of reinforced concrete and steel frame. The former rotunda at the main entry of the Administration Building (003) was renovated in 1959.

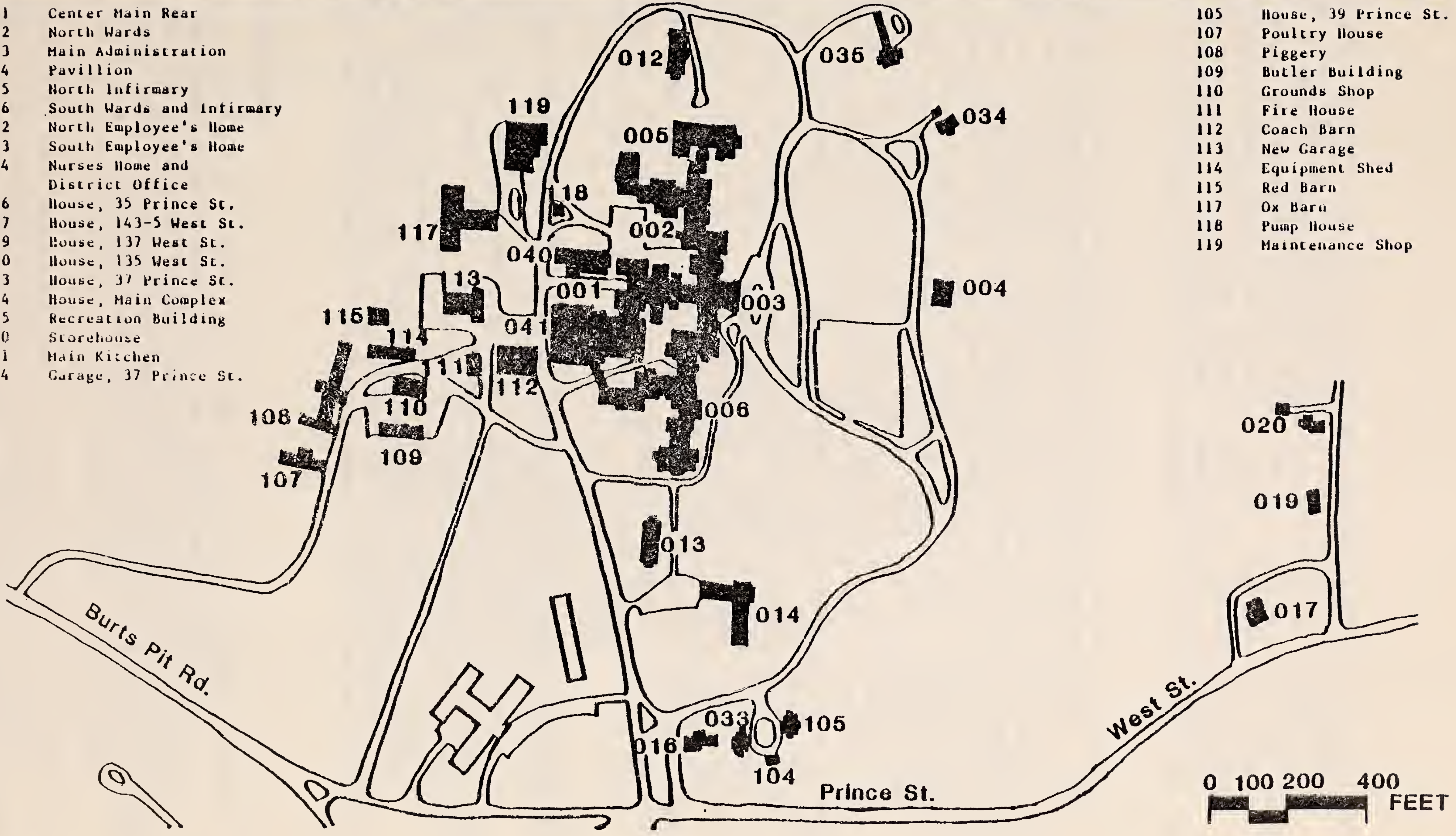
About 85 percent of the complex has been vacant for several years and the heat has been shut off. In a more deteriorated condition than the recently occupied areas, these buildings include the Center Main Rear Building (001), the North Wards (002), the North Infirmary (005), and the South Wards and Infirmary (006).

The recently occupied portions of the Main Complex, which have continued to be heated, are generally in good structural condition except for roof leaks and include the Main Administration Building (003), the Storehouses (040), and the Kitchen (041).

According to the building assessment conducted by Lozano, White and Associates, the Main Complex buildings appear to be in good structural condition as they were originally well built. They found that the only apparent structural damage has occurred in the roofs. Although in general, the slate roofs of the older buildings appeared in good condition, some locations may require replacement of slate or flashing repair, and others such as the Center Main Rear Building (001) and Wards (002, 005, 006), will require major roof repairs. Future rehabilitation of these buildings would also require repair or replacement of existing windows, some masonry repointing, and repairs or replacement of the existing heating systems. With respect to building interiors, the level of finish will depend on future uses.

Figure A1 Surplus Building Key

NSH



001	Center Main Rear
002	North Wards
003	Main Administration
004	Pavillion
005	North Infirmary
006	South Wards and Infirmary
012	North Employee's Home
013	South Employee's Home
014	Nurses Home and District Office
016	House, 35 Prince St.
017	House, 143-5 West St.
019	House, 137 West St.
020	House, 135 West St.
033	House, 37 Prince St.
034	House, Main Complex
035	Recreation Building
040	Storehouse
041	Main Kitchen
104	Garage, 37 Prince St.

105	House, 39 Prince St.
107	Poultry House
108	Piggery
109	Butler Building
110	Grounds Shop
111	Fire House
112	Coach Barn
113	New Garage
114	Equipment Shed
115	Red Barn
117	Ox Barn
118	Pump House
119	Maintenance Shop

Although the Main Complex consists of relatively solid structures, it will have to be altered considerably to accommodate new uses, according to the Lozano, White study. Originally constructed to house and care for the mentally ill, much of the space is organized into individual wards, consisting of small rooms running off long corridors with some community space in each ward. In most cases, the existing configuration of space would not be suitable for office, industrial, residential or educational use. Nevertheless, either office, residential, or educational uses could be accommodated if major renovations were undertaken.

The Main Complex consists of two general building types that offer different re-use possibilities, based on interior walls and configuration of space. (The Lozano, White and U Mass studies divided the Main Complex buildings into three or four different building types, based on construction, and extent and costs of renovation. For the purposes of this discussion, however, they are grouped into two general categories.) First, the North and South Wards and portions of the Infirmaries (Buildings 002, 005, 006) - roughly 180,000 square feet - contain small spaces and are also in the most deteriorated condition. Although these buildings have positive features such as natural light and substantial floor loading capacity, new uses would require major renovation. To allow for more flexible space, interior walls must be broken through, which also would entail significant modifications to the utility systems. Large, unbroken spaces would be difficult to obtain. Lozano, White also noted that the spacing of bays might not be appropriate for residential use. Based on these characteristics, the study identified offices, small laboratories and small seminars as suitable uses. In 1981, renovation costs were estimated at $60 a square foot, similar to new construction costs at that time, or nearly $11 million to renovate this section. The U Mass study recommended that these buildings be demolished, given their limitations, condition, and costs to renovate. However, demolition would not be inexpensive either. At an estimated $6 - 10 per square foot in 1984, demolition costs would be somewhere between $1.1 to $1.8 million.

Second, the Main Administration Building, Center Main Rear, and portions of the Infirmaries and newer wards (003, a portion of 005 and south end of 006, and rear portions of 002 and 006, respectively) - roughly 175,000 square feet - consist of larger spaces, which could accommodate a wider variety of uses. Some of the buildings' walls could also be easily removed. In addition to removal of walls, major renovation costs would include heating systems and roof repairs. Possible uses, according to the Lozano, White study, are offices, housing, nursing homes, dormitories, small laboratories and classrooms. The Kitchen (041) and storehouse (040) were not evaluated under these categories of building type.

2) Former Dormitories

The former dormitories (012 - 014), are three story brick structures located on Parcel A1. The heat has been shut off in the 15,000 square foot North Employees' Home (012) which has deteriorated more than the other structures. The 15,000 square foot South Employees' Home (013) has also not been heated but is in fair condition. The Nurses' Home (014), the largest structure at 29,000 square feet, is in good condition as it was recently used for DMH offices.

These buildings offer more opportunities for re-use than much of the space in the Main Complex: bay spacing is better for residential use and spatial division is more flexible. The natural light, high ceilings, and floor loading capacity are positive features. However, because of interior columns, large

unbroken spaces are difficult to obtain. Potential uses include offices, nursing homes, dormitories, clinics, and laboratories (Lozano, White study).

3) Maintenance and Storage Buildings

The maintenance buildings (107 - 119) are located on Parcel A2, behind the Main Complex. For the most part, they are in good condition and currently occupied by DMH on an interim basis. However, because the smaller maintenance buildings - including the Poultry House (107), the Old Piggery (108), the Red Barn (115) and the Coach Barn (117) - will require major repairs due to their deteriorated condition, some may not be worth retaining.

The U Mass study identified these buildings as suitable for small light industrial, research and development, and storage uses. Together with the Storehouse (040), they total some 90,000 square feet. Because they require little or no reconfiguration of space for industrial type uses, these buildings could be occupied relatively quickly and at a more reasonable cost than the Main Complex. For these reasons, the U Mass study suggested that these be occupied first in a phased development strategy, to stimulate re-use activity and generate cash flow during the early phase of site development.

Further, the existing buildings could be replaced with new construction, as the firms already located there expanded, or as demand for new space in the development increased. Based on calculations made by Lozano, White, 200,000 to 300,000 square feet of space could be accommodated behind the Main Complex (located on Parcels A2, A3, and G), assuming 30 percent lot coverage and two to three story buildings.

4) Houses

Four houses (016, 033, 034, and 105) are located on Parcel A1, and three houses (017, 019, and 020) are located on Parcel K, off West Street. The condition of the individual houses varies: those that have been continually occupied are generally in better condition. The former Superintendent's Home (034) is currently occupied by a DMH vendor until suitable replacement space is found. Buildings 033 and 105, located on Prince Street, and once employee residences, are in good condition. The 1850 George Ellsworth House (016) has roof damage. The 1840 Samuel Day House (017), currently used by a DMH vendor, is also in good condition. The other houses off West Street (built circa 1850) are in fair condition and may require roof or other repairs.

Non-Surplus Buildings

The Department of Mental Health will retain the Memorial Complex (Parcel B), the Haskell Building (058) on Parcel H, and the Male Attendants' Home (015) on the Parcel A4, and the houses on Parcel F.

DMH plans to consolidate its facility into the Haskell Building, an 80,000 square foot, three story brick structure which is currently under renovation, as it phases out of the Memorial Complex. DMH also plans to renovate the 30,000 square foot Male Attendants' Home (015), east of the Haskell Building, for administrative uses.

Figure A2 Surplus Building Conditions **NSH**

NOTE: Building conditions are based on rough approximations made by a non-technical DCPO planning team.

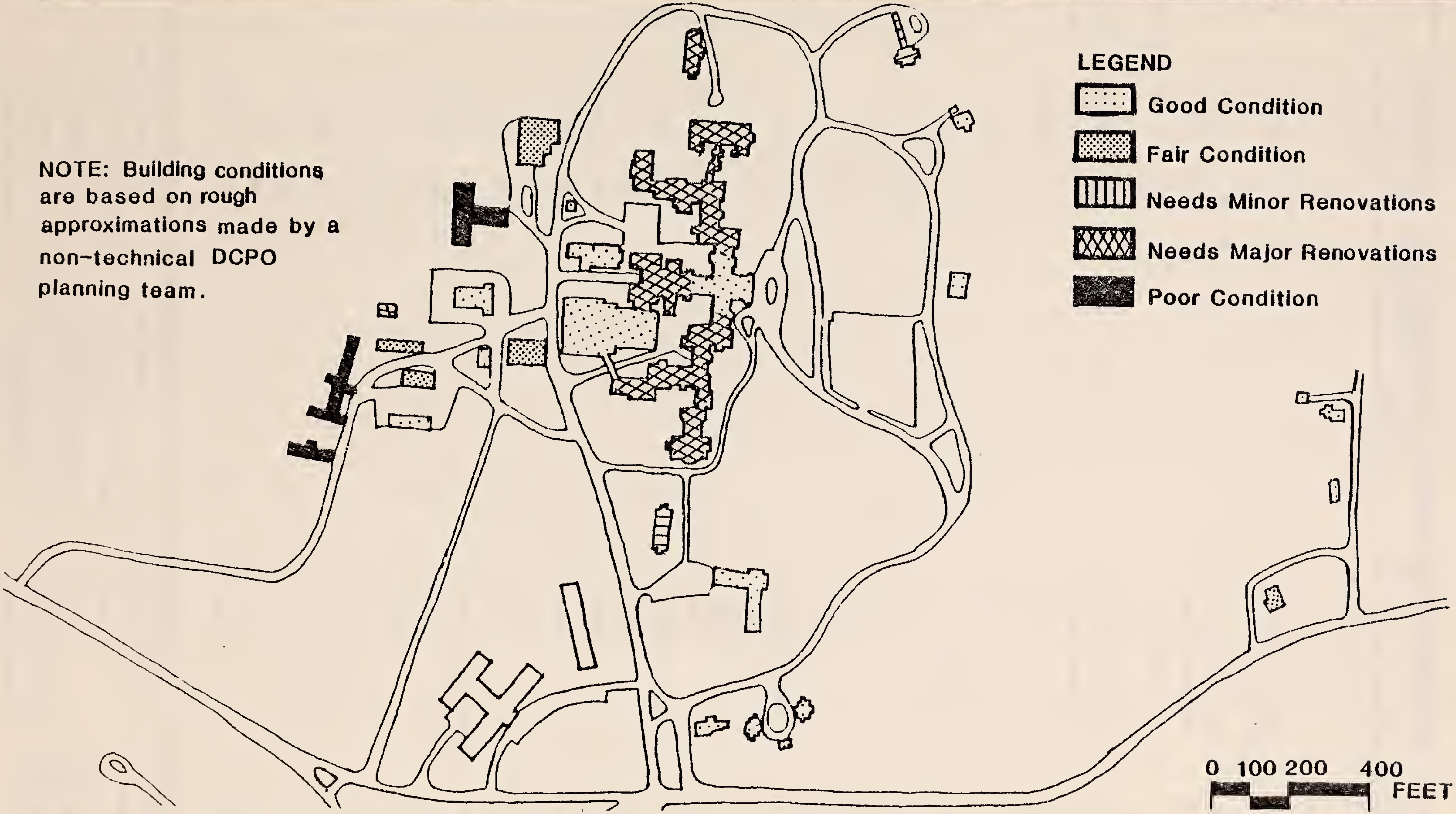


Table A1

MAP KEY	BUILDING NAME/LOCATION	GROSS SQ. FEET	YEAR BUILT	CONSTRUCTION FRAME	CONSTRUCTION EXTERIOR	CONSTRUCTION # OF STORIES	HEATING	TYPE CODE	CONDITION/COMMENTS	PERCENT OCCUPIED	INTERIM USE
001	Center Main Rear	22,422	1857	1.3	2	4 + 3	1	A	Major Renovation	0	Former Employee Res.
002	North Wards	84,780	1857	1.3	2	3 + 3	1	A	Major Renovation	0	Vacant
003	Main Administration	67,256	1863	1.3	2	4 + B	1H	A	Floors 1, 2, Good, 3 & 4, Major Renovation	25	Former Business Office
004	Pavillion	2,848	1962	4	NA	1	4	C	Good Open Structure	NA	Outdoor Shelter
005	North Infirmary	34,605	1903	1.3	2	3 + B	1	A	Major Renovation	0	Vacant
006	South Wards and Infirmary	125,468	1857 1935	1.3	2	3 + B	1	A	Major Renovation	0	Vacant
012	North Employee's Home	14,579	1920	1	2	3 + B	1	B	Major Renovations	0	Vacant
013	South Employee's Home	14,558	1920	1	2	3 + B	1H	B	Minor Renovation	0	Vacant
014	Nurses Home and District Office	29,836	1938	1.	2	3 + B	1H	B	Good	0	Former Office Space
016	House, 35 Prince St.	5,088	1890	1	1	2 + B	1H	D	Good	0	Former Office Space
017	House, 143-5 West St.	5,256	1883	1	2	2 + B	2H	D	Fair, Duplex	50	Office Space
019	House, 137 West St.	2,394	1920	1	1	3	2H	D	Good	100	SORP Client Res.*
020	House, 135 West St.	2,182	1887	1	1	2	2H	D	Good	0	Vacant
033	House, 37 Prince St.	3,312	1940	1	2	2 + B	1H	D	Good	60	Hospital Library
034	House, Main Complex	4,154	1935	1	1	2 + B	3	D	Good, Former Supt.'s	100	Tri-County Youth
035	Recreation Building	3,467	1932	3	2	1 + ½B	2	C	Minor Renovation	0	Vacant
040	Storehouse	25,747	1910	3	2	3 + B	1H	A	Good, Part of Main Complex	100	Commodities Storage
041	Main Kitchen	53,762	1935	3	2	2	1H	A	Good	40	Food Prep & Caf.
104	Garage, 37 Prince St.	640	1950	3	2	1	4	C	Fair, 3-Car Garage	0	Vacant
105	House, 39 Prince St.	3,312	1940	1	2	2 + B	1H	D	Good	100	DCPO Office
107	Poultry House	3,438	1920	1	1	1	4	C	Poor	50	Storage
108	Piggery	6,293	1860	3	1.2	1	1	C	Poor	50	Storage
109	Butler Building	3,280	1961	4	4	1	4	C	Good	100	Equip. Storage
110	Grounds Shop	6,232	1912	3	2	2	1H	C	Fair	100	Office, Repair
111	Fire House	1,087	1937	3	3	1	1	C	Good, Equip. Storage	100	Vehicle Garage
112	Coach Barn	15,518	1900	3	1&2	2 + B	1H	B	Fair	100	Storage
113	New Garage	5,827	1966	3	3	1	1H	C	Good	100	Car & Truck Storage
114	Equipment Shed	2,725	1939	1	1	1	4	C	Fair	100	Equip. Storage
115	Red Barn	2,269	1874	1	1	2	4	C	Major Renovation	100	Lumber Storage
117	Ox Barn	11,111	1900	1	1	2	4	B	Poor	10	Storage
118	Pump House	576	1900	1	2	1	4	C	Good	100	Storage
129	Maintenance Shop	13,688	1910	1	1.2	2	1H	B	Fair	100	Plumbing, Carpenentry, and Paint Shops

CONSTRUCTION CODES:

1 = Wood

2 = Brick

3 = Masonry/Concrete Block

4 = Steel

B = Basement

HEATING CODES:

1 = Central Heating Plant

2 = Oil Burner

3 = Gas Burner

4 = No Heating System

H = Currently Being Heated

TYPE CODES:

A = Main Complex Buildings

B = Parcel A Outbuildings 10 - 30,000 s.f.

C = Parcel A Outbuildings to 10,000 s.f.

D = Residences

CONDITION CODES:

1 = Good

2 = Fair

3 = Minor Renovation

4 = Major Renovation

5 = Poor

* Refers to State Operated Residential Programs

NOTE: Building conditions are based on rough approximations made by a non-technical planning team.

Parcel B contains the Memorial Complex buildings, the laundry building, the power plant, and eight wood frame houses. The Memorial Complex - a cluster of seven attached buildings totalling some 230,000 square feet - contains patient wards, administrative offices, client programs, and residences.

The Charles Day House on Parcel F is currently being leased to a DMH vendor.

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